

Hamptons

INTERNATIONAL



7445 Balcom Ave, Reseda, CA 91335

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£1,300,000

(\$1,750,000)

Property details



Attributes

-  **Garage**
-  **Private parking**
-  **Refurbished**

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Description

Prime Investment Opportunity with 3 Units & Expansion Potential! Whether you're executing a 1031 Exchange, developing a multigenerational estate, or growing a home-based care or daycare business, this versatile property fits the bill. It also presents an excellent opportunity for Section 8 housing, offering reliable, government-backed rental income. Situated on a spacious 12,100+ SQFT lot, the beautifully updated single-story main residence features 4 bedrooms and 2 bathrooms. In addition, two newly built (2025) 3-bedroom, 2-bathroom ADUs provide excellent income potential. There's also room to convert the existing garage into a Junior ADU (JADU) for even more value-added opportunity. Each unit boasts premium Frigidaire appliances, quartz countertops, custom cabinetry, and stylish new flooring. The expansive driveway accommodates 7+ vehicles, with ample street parking available. All units are separately metered for electricity and gas, offering convenience and efficiency for both owner and tenants. The main home has been tastefully upgraded, and the newly constructed ADUs reflect modern standards and quality craftsmanship. Buyers are advised to independently verify all details, including square footage, permits, zoning, and intended use, with the appropriate professionals.

















































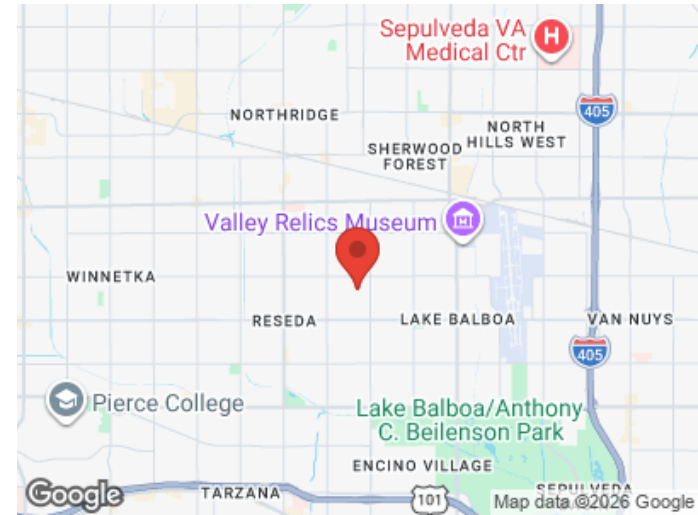
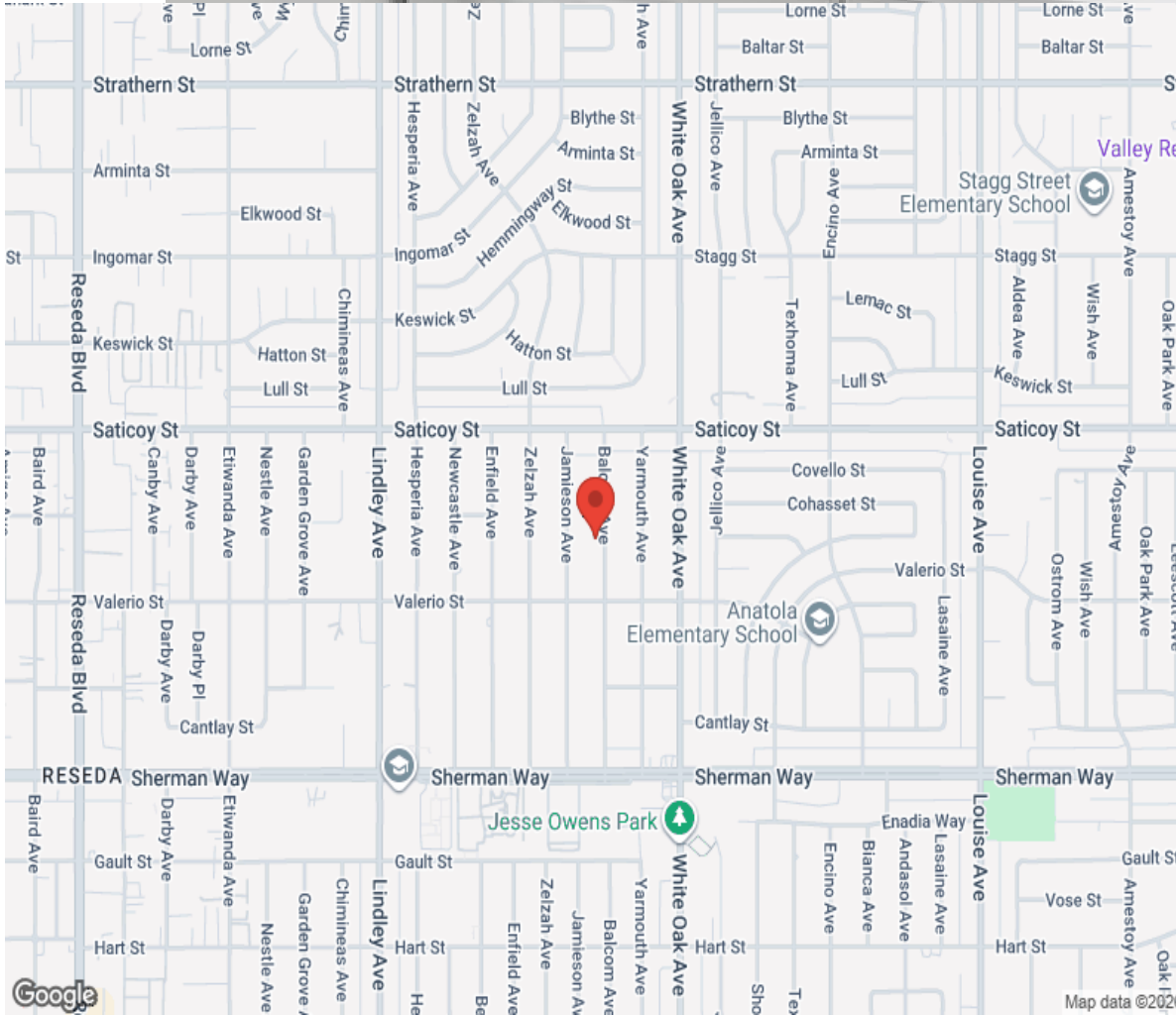








Location



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