



**\$654,990**

- 5 beds
- 2 baths
- Multi-Family
- Active

## **44636, CEDAR, LANCASTER, CA, 93534**

<https://windomrealtor.com>

Located in the heart of Lancaster, 44636 Cedar Ave presents a valuable investment opportunity in a multi-family duplex. This property encompasses two units: Unit 44636, which features three bedrooms and one bathroom, and Unit 44640, offering two bedrooms and one bathroom. Both units currently host long-term tenants, establishing a consistent rental income stream right from [...]



### **Basics**

**Category:** Multi-Family

**Bedrooms:** 5 beds

**Lot size:** 0.24 sq ft

**Lot Size Acres:** 0.24 sq ft

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1919

**County:** Los Angeles



### **Call us now**

Phone: (661) 609-4434

Email: [jennifer@demery.wpenginpowered.com](mailto:jennifer@demery.wpenginpowered.com)

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## Building Details

**Building Area Total:** 2420 sq ft

**Number Of Units Total:** 2

**Roof:** Composition

**Construction Materials:** Stucco, Wood Siding

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## Miscellaneous

**Listing Terms:** Cash,  
Conventional, FHA

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**CrossStreet:** W Oldfield

**Zoning:** Lrr2

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## Courtesy of

**List Office Name:** Marro Real Estate, Inc.



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