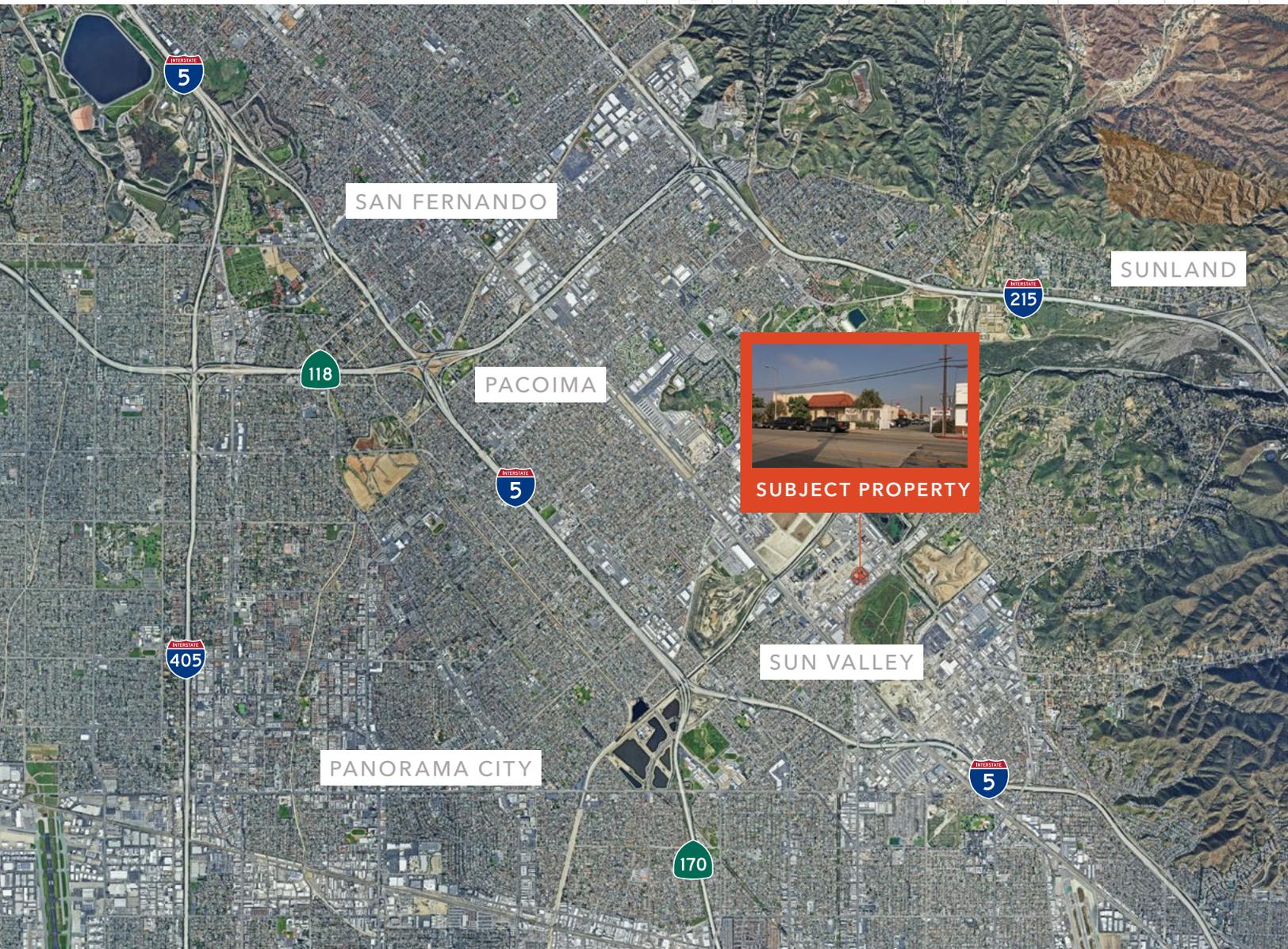


# *FOR SALE* ±2,057 SF INDUSTRIAL WAREHOUSE CONDO

11693 SHELDON STREET, SUN VALLEY, CA 91352



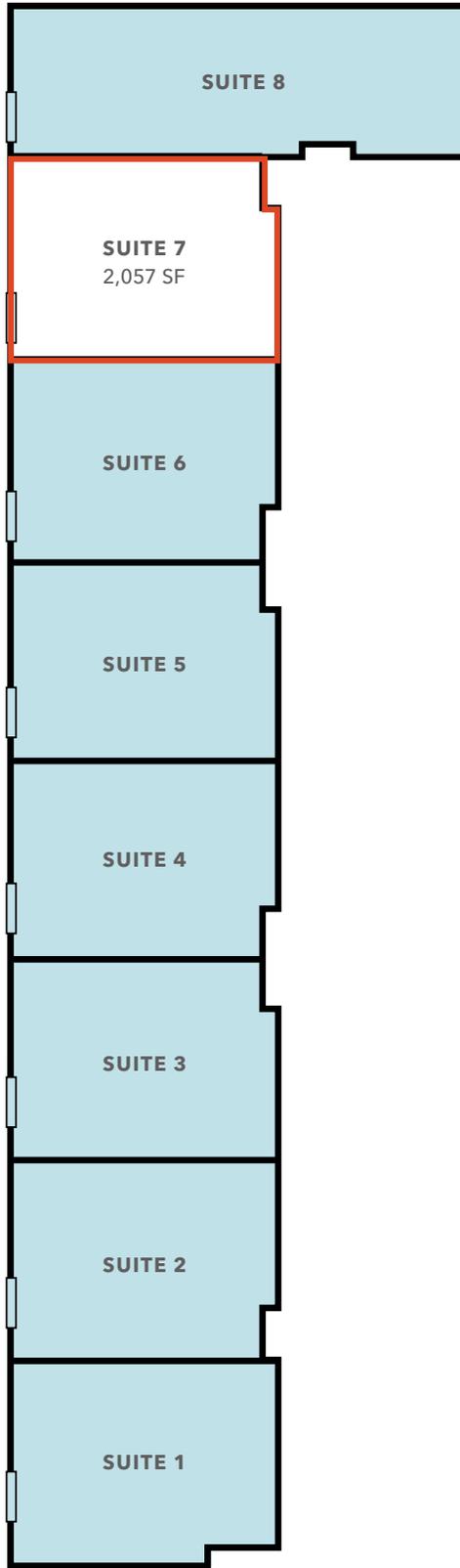
FOR MORE  
INFORMATION  
PLEASE CONTACT

MICHAEL NEIL  
213.324.1915  
michael.neil@kidder.com  
LIC N° 01271103

[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





*2537-023-026*

PARCEL NUMBER

*UNIT 7*

AVAILABLE SPACE

*±650 SF*

OFFICE & FINISHED MEZZANINE

*1985*

YEAR BUILT

*\$875,000*

PURCHASE PRICE

*\$450*

ASSOCIATION FEE / MONTH

**ADDITIONAL HIGHLIGHTS**

Zoning: LAM2

Four (4) parking spaces

208/240 3-Phase/4-Wire electrical panel

HVAC throughout

One (1) grade level door (10' x 12')