

FOR SALE

14723 AETNA STREET | VAN NUYS, CA 91411

INCLUDES PERMITS & APPROVALS FOR AUTO REPAIR / PAINT SHOP FACILITIES



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Beverly & Co.
Luxury Properties



PROPERTY OVERVIEW

14723 AETNA STREET
VAN NUYS, CA 91411



LOT:	Approximately 26,249 Square Feet
BUILDING:	Approximately 5,440 Square Feet
FRONTAGE:	Approximately 262 Feet (On Aetna Street)
ZONE	M-2 (Approved For Automotive Use)
PERMITS & APPROVALS:	All Permits + Approvals for Automotive Srvs
<i>Offered at:</i>	\$6,950,000.00

INVESTMENT HIGHLIGHTS

- Site includes all permits and approvals for Large-Scale Automotive repair and Body & Paint Production Facilities
- The property can accommodate a high car capacity with full entitlement as an Auto Body & Collision Center.
- Turn-key, large-scale auto body and collision center devised for efficient workflow and professional infrastructure.
- The facility is fully equipped with two spray booths, vehicle lift(s), prep and paint mixing areas, frame repair setup, reception/office space, and ample work floor square footage
- 26,000+ square feet of land with approximately 262 feet of street frontage.
- Shop is designed for high-volume production, including collision repair, custom paint work, and commercial or fleet servicing.
- Recently upgraded with no expenses spared.
- Potential use could include Concierge Car Services and Automobile Sales.
- Strong visibility and traffic flow promise consistent customer exposure and referral activity.
- Ideal for experienced operator or a growing automotive group looking to expand capacity in a ready-to-operate environment.

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SITE OVERVIEW

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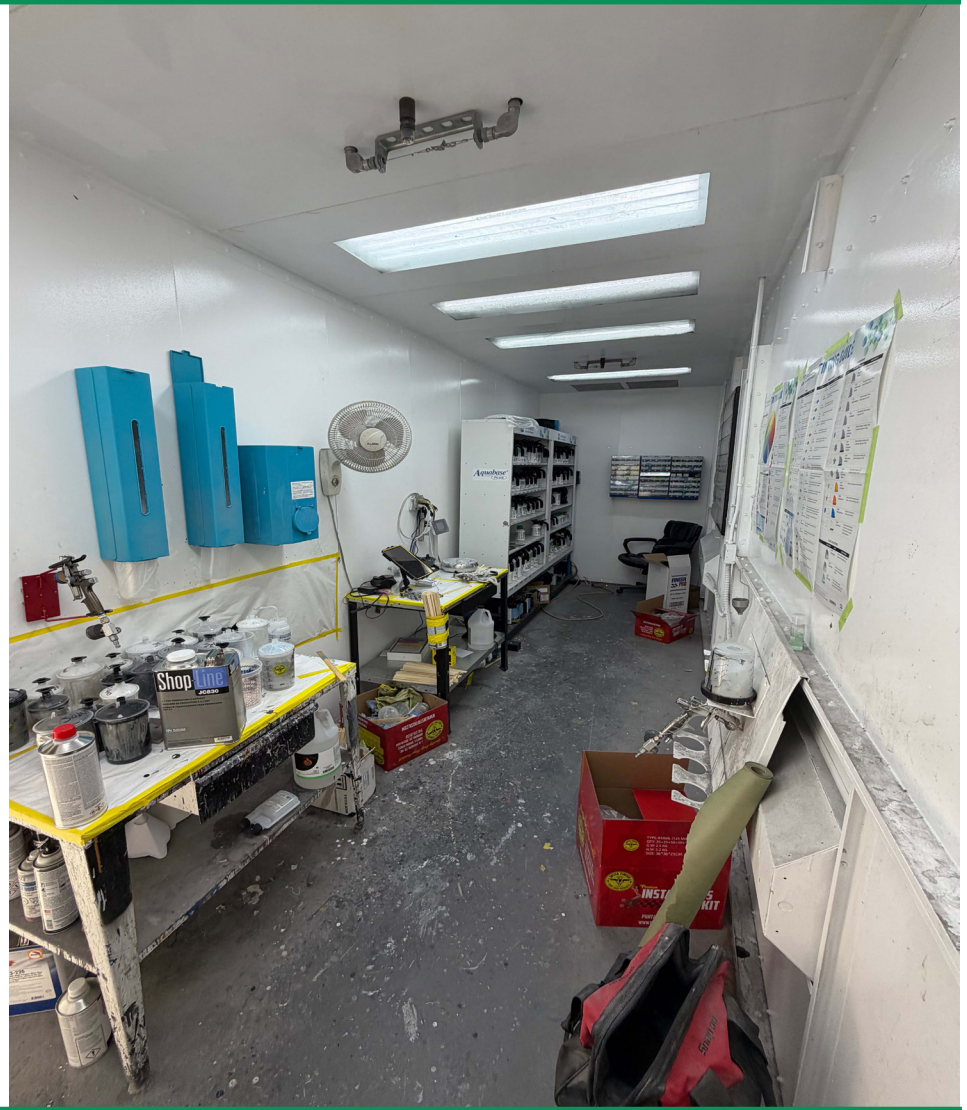


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PAINT SHOP FACILITIES

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COMMUNITY OVERVIEW

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Centrally located in prime San Fernando Valley, Van Nuys is one of Los Angeles' most active commercial and residential hubs. The enclave's population exceeds 160,000 residents with an additional 600,000 residing within a five-mile radius, supporting a diverse consumer base. Van Nuys' steady growth and balanced mix of residential neighborhoods, retail commerce, and light industrial are the foundation of the community's economic stability.

Van Nuys reflects the Valley's settled middle-income profile, with average household incomes rising slightly above \$100,000 annually. Residents support a broad mix of service, retail, and professional business,

while the area's diverse workforce and consistent local spending power sustains consistent commercial activity and long-term growth.

Van Nuys offers convenient access to the 405 and 101 freeways, connecting residents to greater Los Angeles, Burbank Airport, and the coastal corridors. Van Nuys Boulevard, a primary commercial artery carrying strong daily traffic counts, is lined with automotive, retail, and service-related businesses. With thriving residential neighborhoods and reliable spending supporting a steadfast economy, Van Nuys is an attractive locale for small business owners seeking a stable investment opportunity.

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VAN NUYS AERIAL OVERVIEW

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