

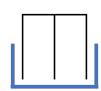
**For Sale
Owner/User Office Building
\$1,750,000**

41 Year Leasehold

CANWOOD CORPORATE CENTER



29209 Canwood St, Agoura Hills, CA 91301

 **CORION
PROPERTIES**



JoAnn Horen
Corion Properties
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Attractively Priced \$81.64 / RSF

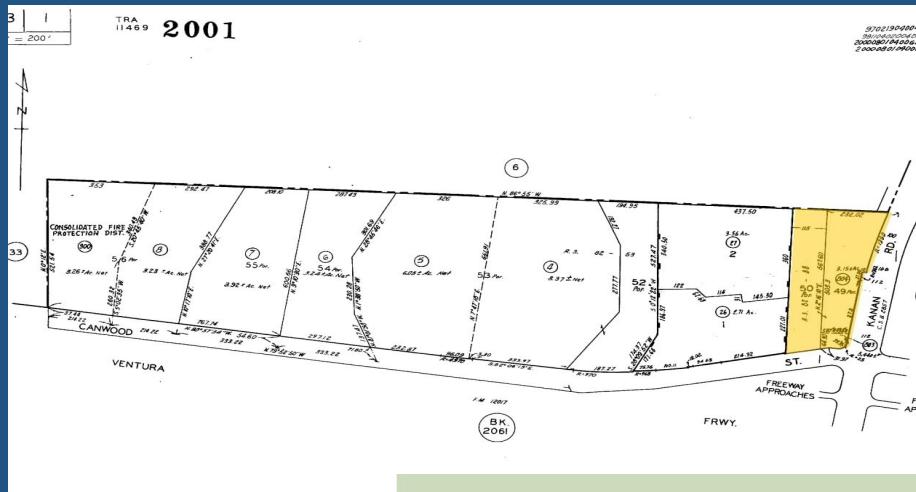


21,436sf Office on 41-year Leasehold *Seller Motivated!!!*

- Beautiful class "B" office property on hillside setting offering spectacular views
- Owner-User opportunity for reduced occupancy cost vs leasing
- Priced at less than 20% of replacement cost
- Strong area demographics - 5-mile trade area is supported by a population of over 73,000 with a median household income of over \$141,343
- Convenient access to Ventura (101) Freeway via Kanan Road and Close proximity to abundant amenities including retail, hotels and banking
- Enjoy the benefits of owning a leasehold property

Price:	\$1,750,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.77 AC
Gross Building Area:	22,306 SF
Rentable Building Area:	21,436 SF
Sale Conditions:	Ground Lease (Leasehold)
No. Stories:	2
Year Built:	2008
Tenancy:	Multi
Parking Ratio:	3.45/1,000 SF
Zoning Description:	BP-OR-FC
APN / Parcel ID:	8900-763-769
Walk Score ®:	75 (Very Walkable)



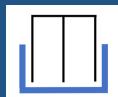


29209

CANWOOD STREET
AGOURA HILLS, CA 91301



For More Information and to
Download the Offering Memorandum
>Click Here<



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