

**+/- 2,410 SF Building | Sale Price: \$925,000**

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## 28534 Constellation Road Santa Clarita, CA 91355

APN# ..... 2866-047-104

County ..... Los Angeles

Zoning ..... SCBP

Structure Size ..... 2,410 SF

Year Built ..... 2006

Warehouse ..... Approx. 700 SF Total

Offices ..... 2 Private Offices

Restrooms ..... 2 Restrooms

Roll Up Doors ..... Ground Level (1) : 10' x 12'

Power ..... To be verified by buyer

Tenants ..... Owner Occupied

**Sale Price: \$925,000**



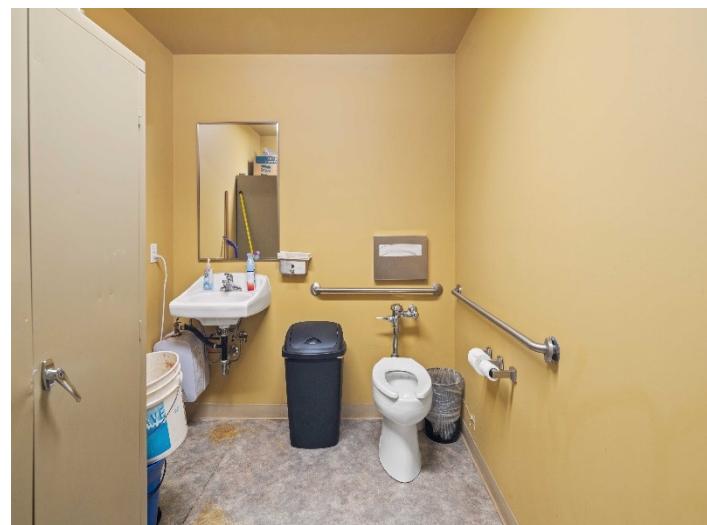
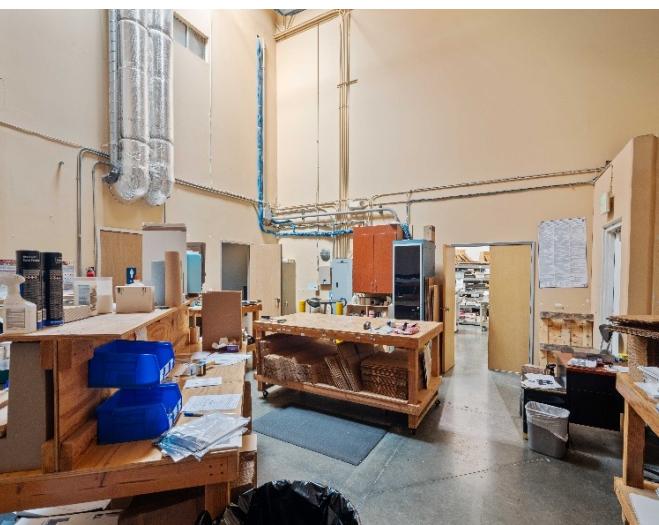
# HIGHLIGHTS

- ✓ **Excellent Owner-User / Investment Opportunity**
- ✓ **Prime Valencia Location Within the City of Santa Clarita Jurisdiction**
- ✓ **2 Private Offices, Large Bullpens and Reception Area**
- ✓ **2 Private Restrooms with new finishes**
- ✓ **Approximately 700 SF Warehouse w/ HVAC**
- ✓ **23' Ft Minimum Warehouse Clearance - Ample Power - (1) 10' x 12' Ground Level Loading Door**
- ✓ **Large Upgraded Kitchenette and new finishes throughout**
- ✓ **Minutes from Valencia Town Center, Amenities, Restaurants, Hotels, Public Transportation, and I-5 FWY & 126 FWY**



# 28534 INTERIOR PHOTOS

**REMAX**  
COMMERCIAL



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# LOCATION

