



## 17721 Sherman Way

17721 Sherman Way, Reseda, CA 91335

**PINNACLE**  
ESTATE PROPERTIES, INC.



**Mirna Cruz**

Pinnacle Estate Properties  
18635 Devonshire St, Northridge, CA 91324  
[MIRNA4HOMES@GMAIL.COM](mailto:MIRNA4HOMES@GMAIL.COM)  
(818) 365-0677

# 17721 Sherman Way

\$3,999,000

Rear opportunity to own this type of building, there isn't many of its kind in the San Fernando Valley, offering 6,290 Sq Ft of working space on a lot of 11,917 Sq Ft. plenty of parking, with a zoning LAC2 which gives the opportunity for many types of businesses (see attached zoning description for all types of usage) close to many business. New owner can do any type of business as describe in the LAC2 code in the zoning guidelines from the city of Van Nuys. The building was recently painted and some upgrades have been made. Buyer and/or agent to do their own due diligence and own investigation regarding all building permits.

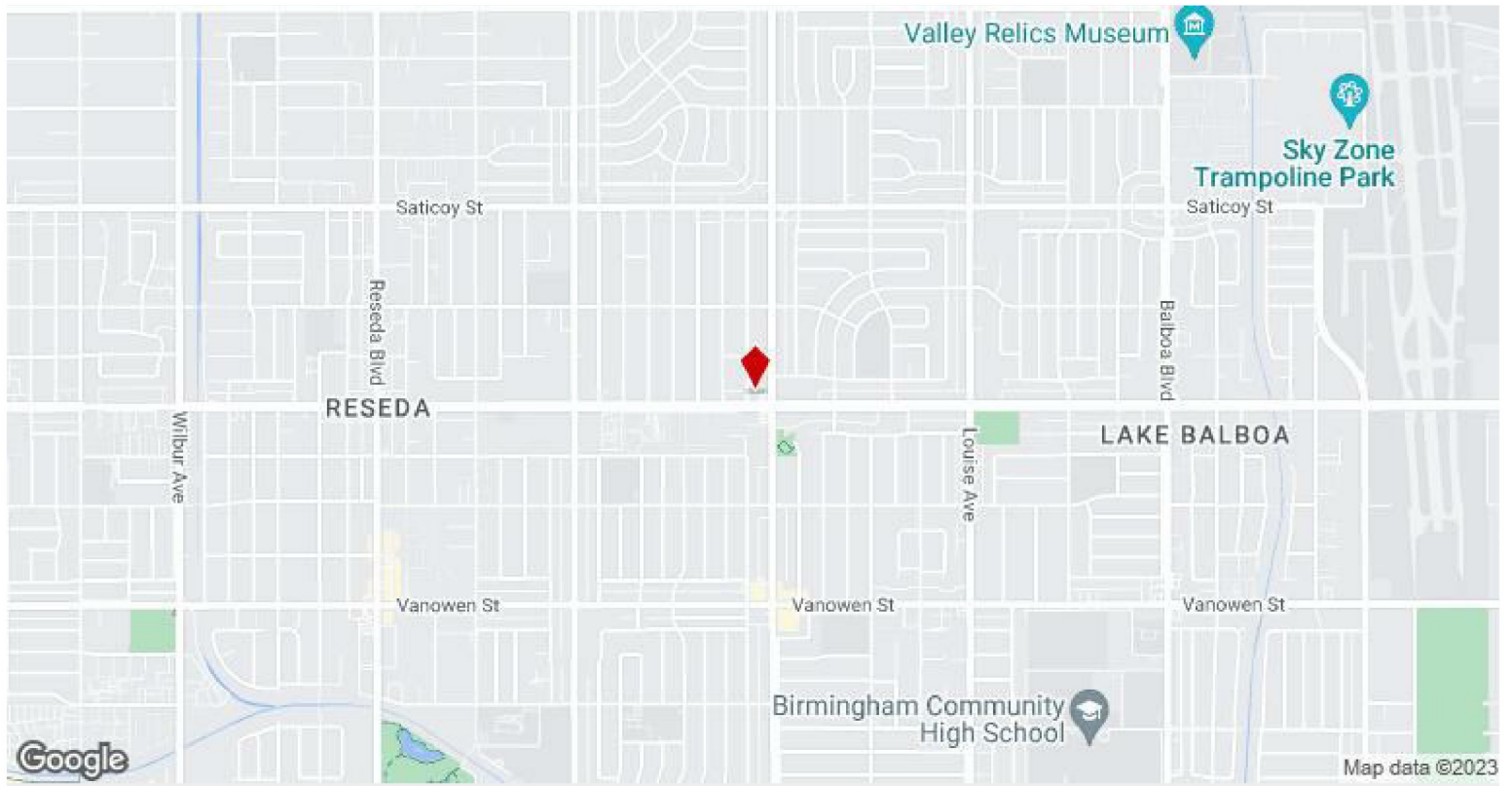
## Building Highlights:

**Prime Location:** This building/light body shop (approve by the City of Van Nuys) is strategically located on a busy street on Sherman Way and White Oak Ave. in Reseda, benefiting from high visibility and steady customer traffic with a Huge street sign. Take Advantage of this Opportunity, this building won't last. Disclaimer:...

- Heavy daytime foot traffic
- Lots of parking



|                     |                    |
|---------------------|--------------------|
| Price:              | \$3,999,000        |
| Property Type:      | Retail             |
| Property Subtype:   | Auto Repair        |
| Building Class:     | C                  |
| Sale Type:          | Owner User         |
| Lot Size:           | 0.27 AC            |
| No. Stories:        | 1                  |
| Year Built:         | 1968               |
| Tenancy:            | Single             |
| Zoning Description: | LAC2               |
| APN / Parcel ID:    | 2121-016-008       |
| Walk Score ®:       | 83 (Very Walkable) |
| Transit Score ®:    | 42 (Some Transit)  |

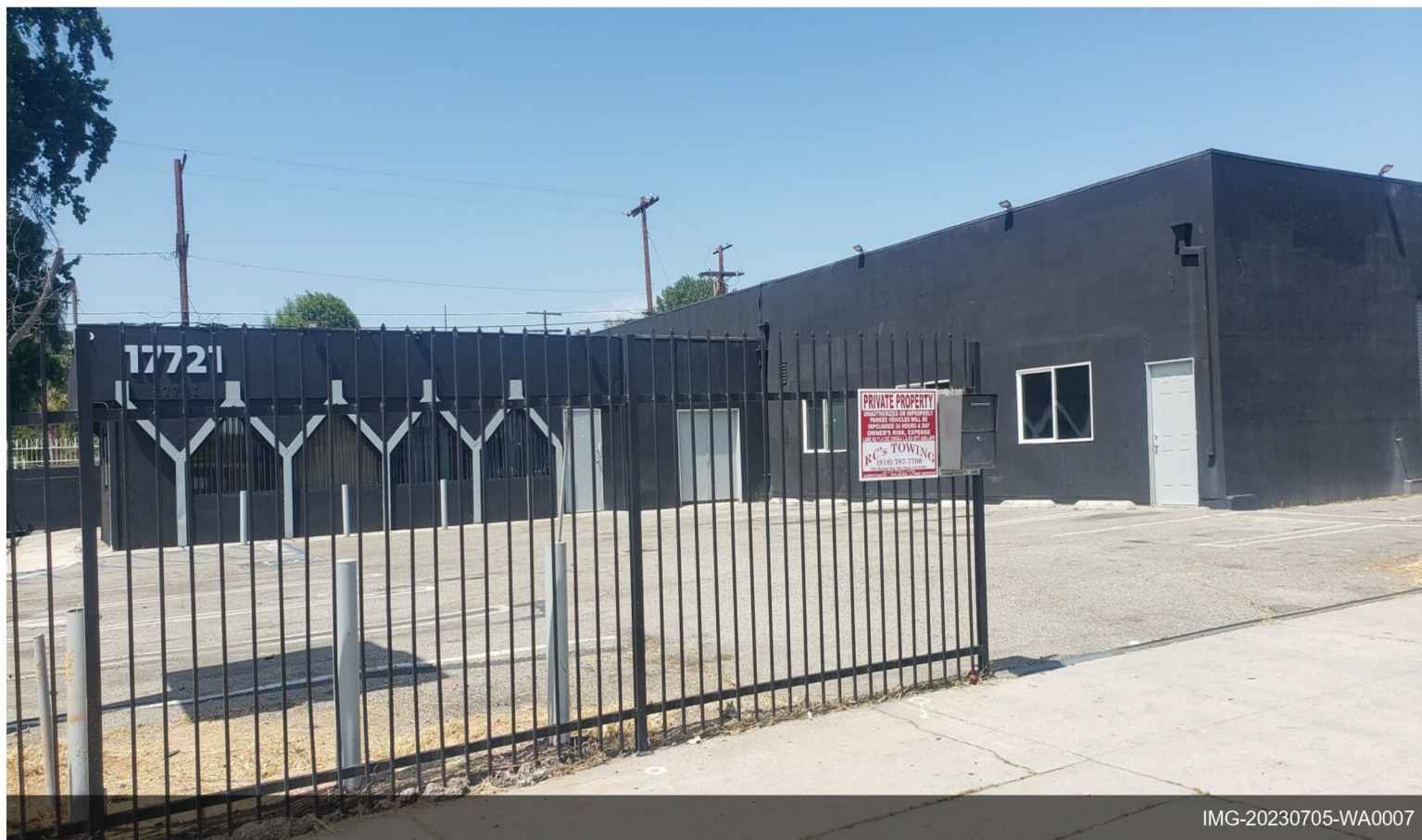


**17721 Sherman Way, Reseda, CA 91335**

# Property Photos



IMG-20230705-WA0008

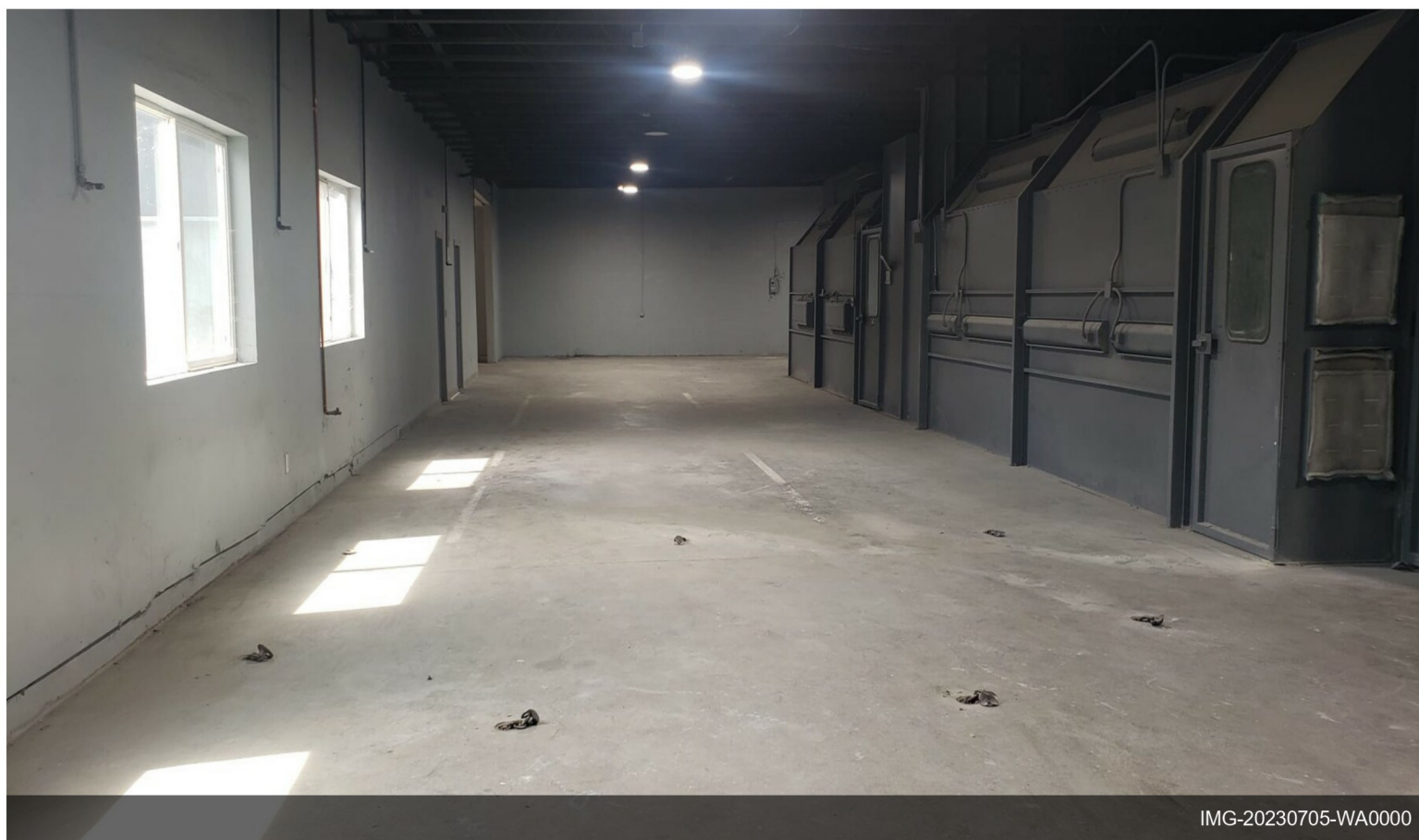


IMG-20230705-WA0007

# Property Photos



IMG-20230705-WA0044

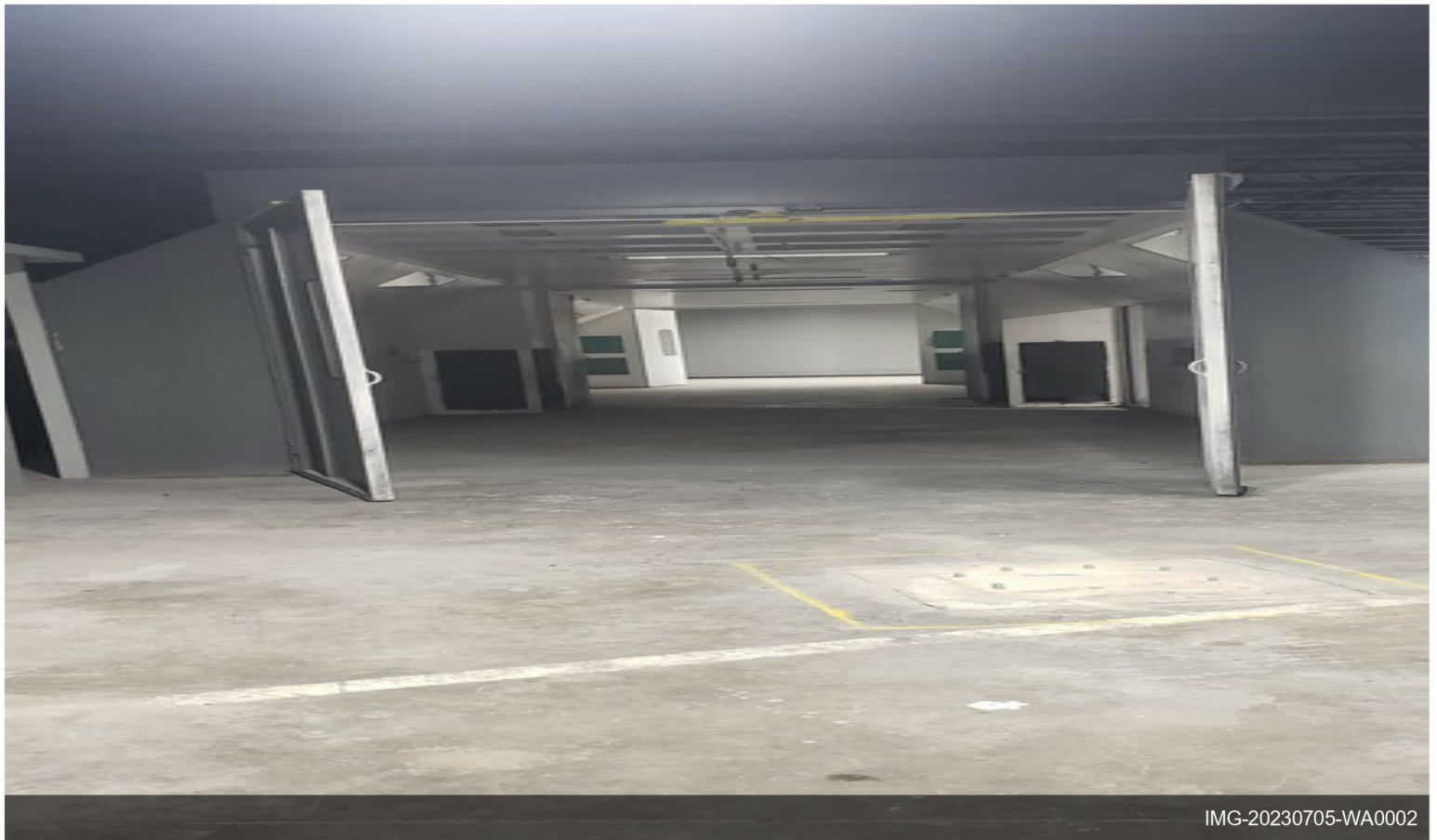


IMG-20230705-WA0000

# Property Photos



IMG-20230705-WA0001

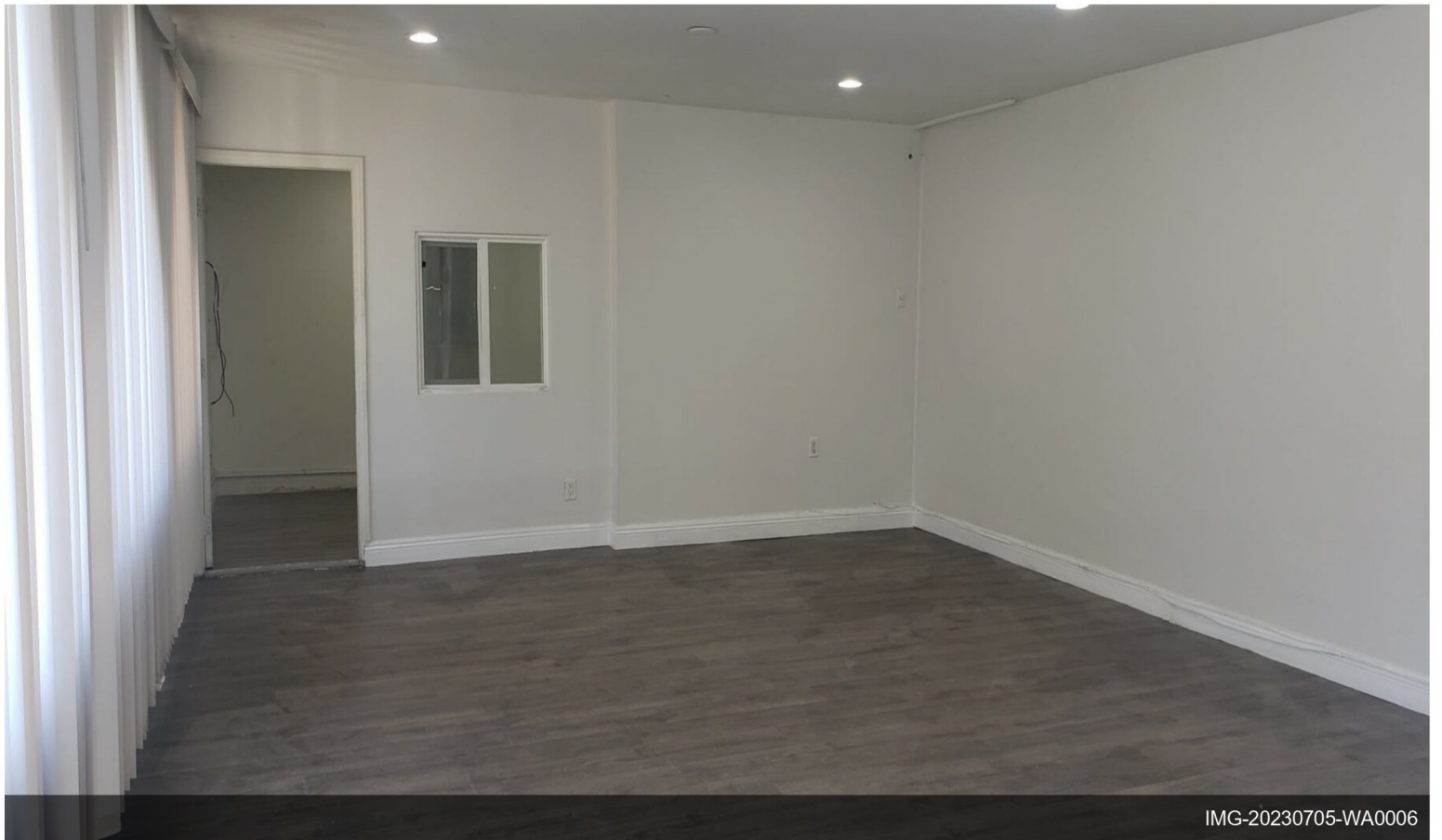


IMG-20230705-WA0002

# Property Photos



IMG-20230705-WA0004



IMG-20230705-WA0006

# Property Photos



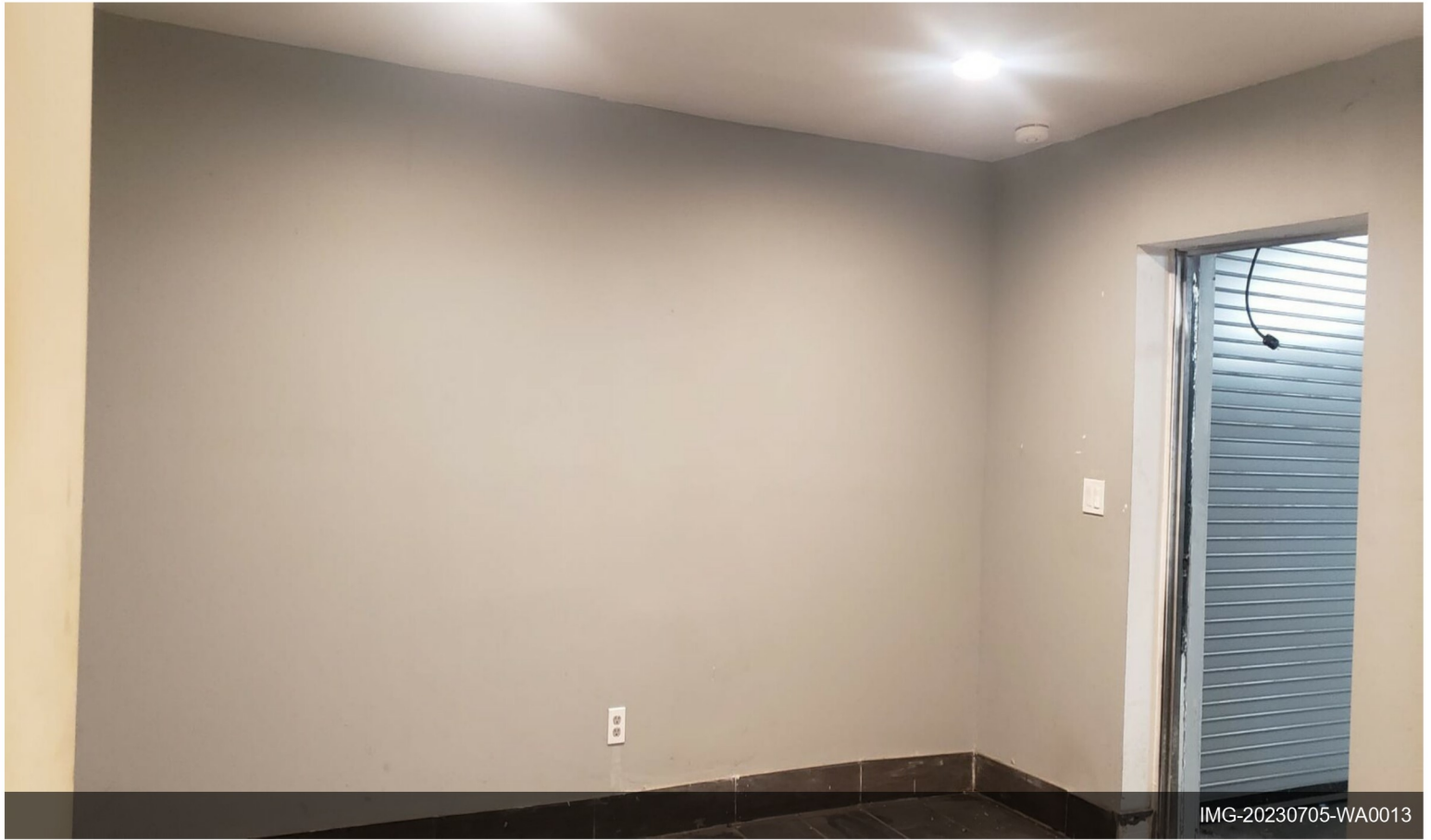
IMG-20230705-WA0010



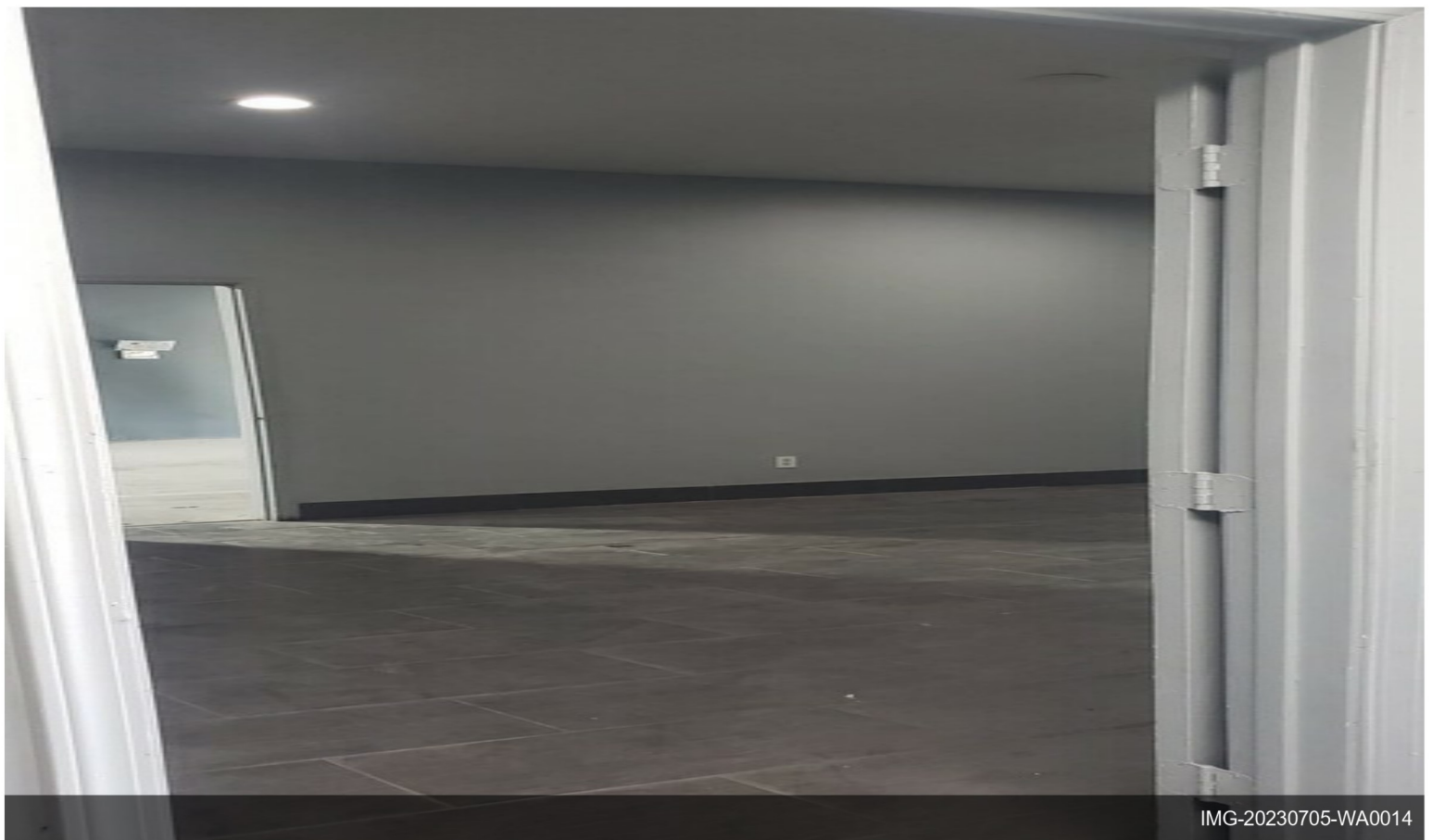
IMG-20230705-WA0012



# Property Photos

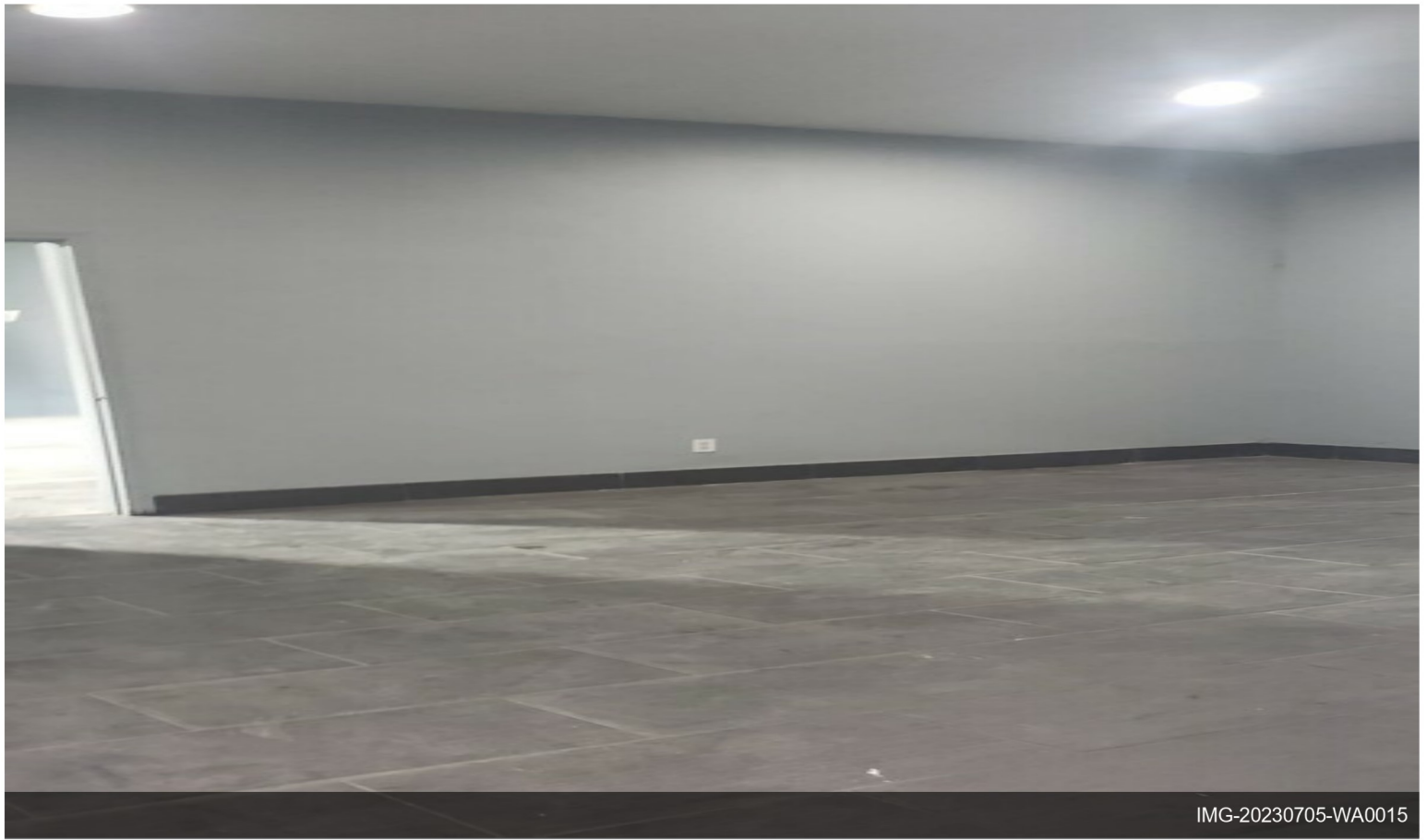


IMG-20230705-WA0013

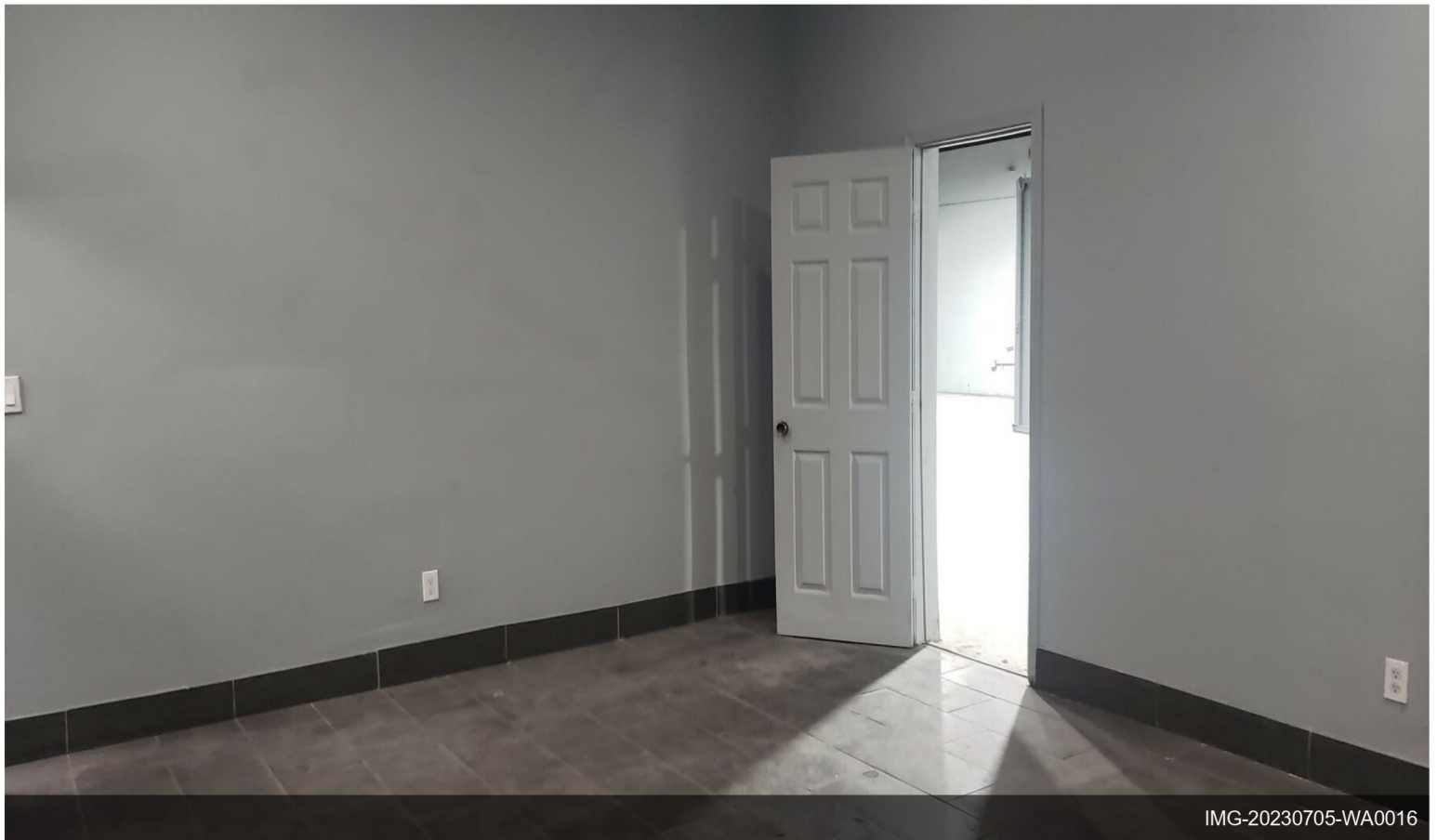


IMG-20230705-WA0014

# Property Photos

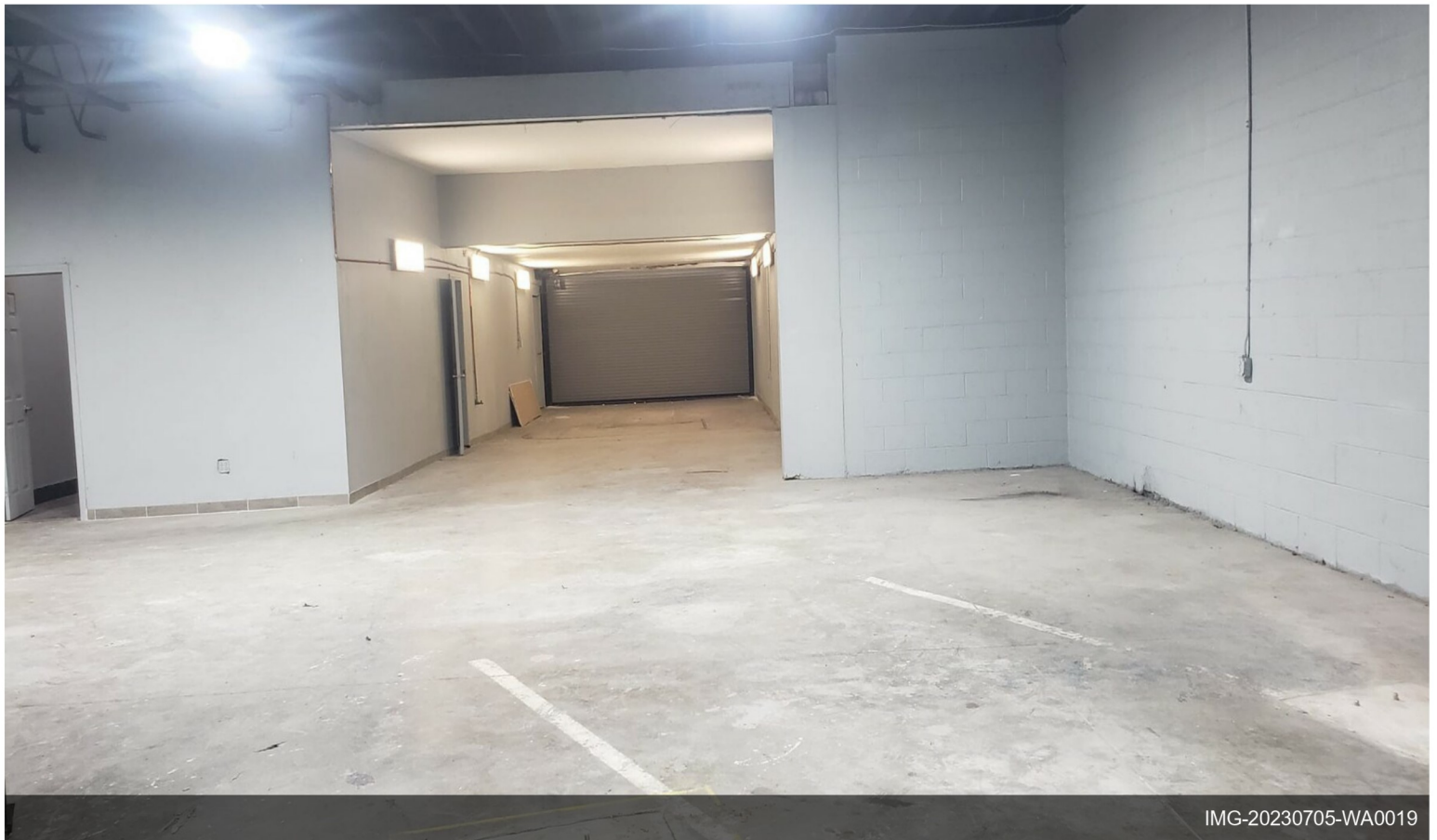
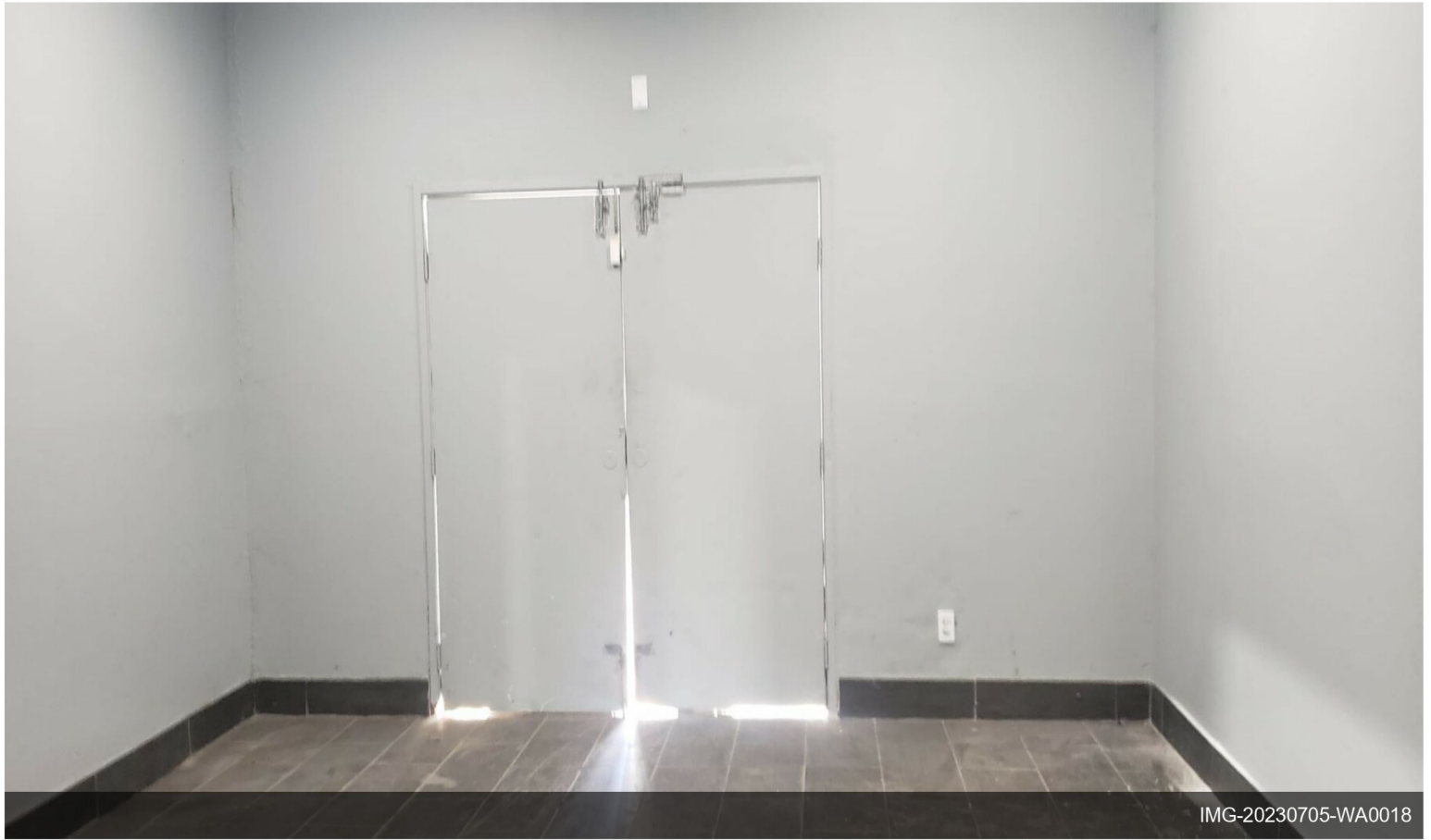


IMG-20230705-WA0015

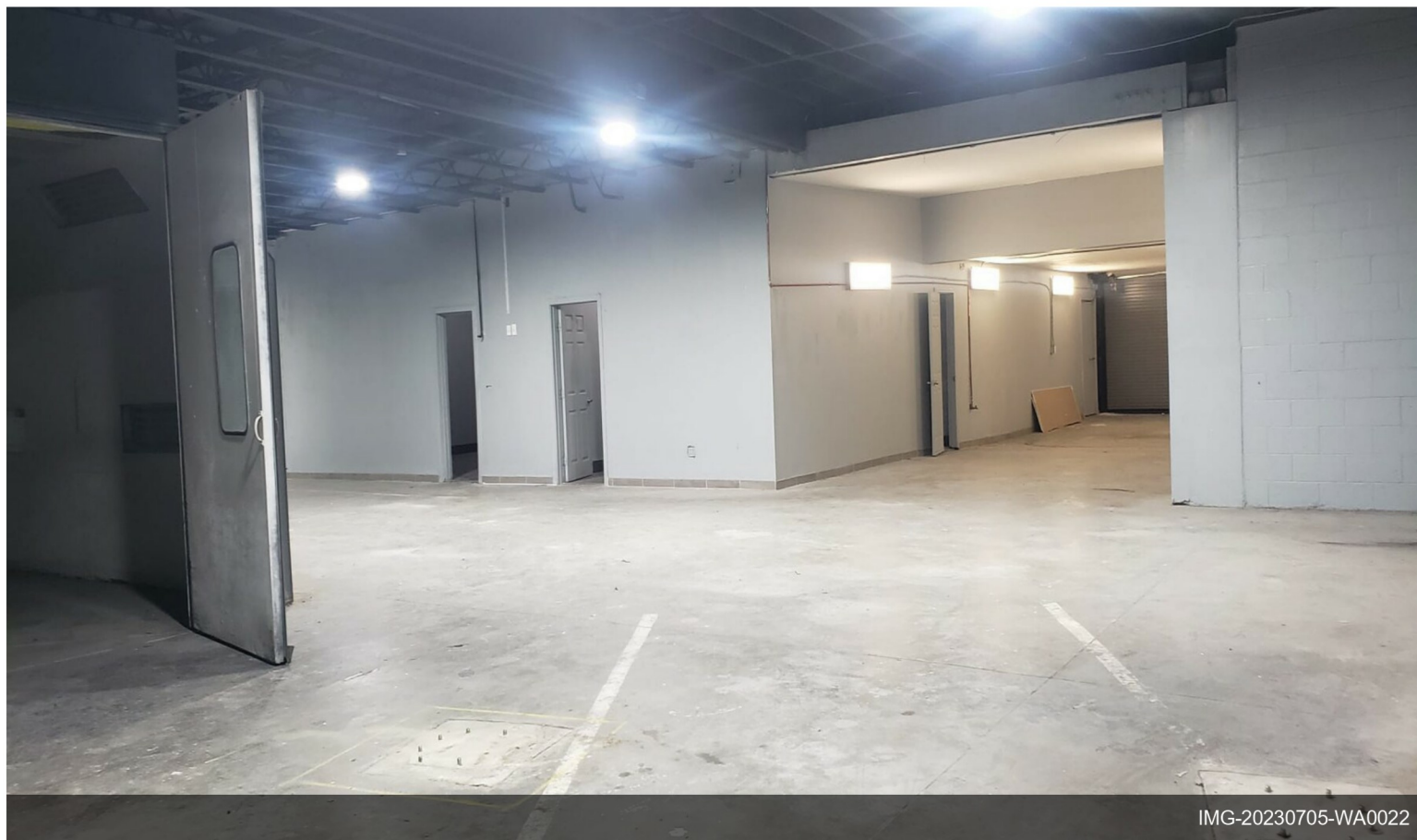


IMG-20230705-WA0016

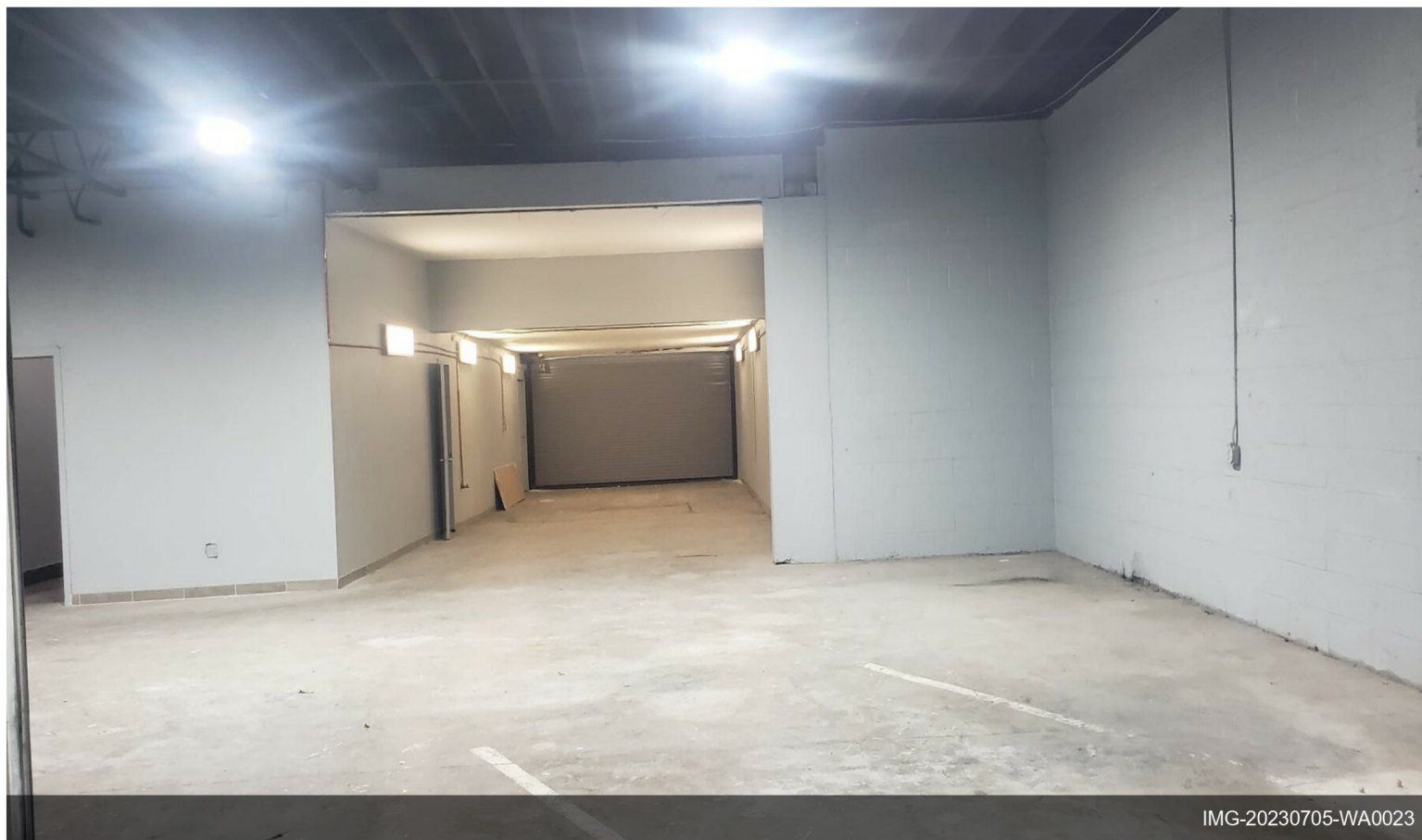
# Property Photos



# Property Photos

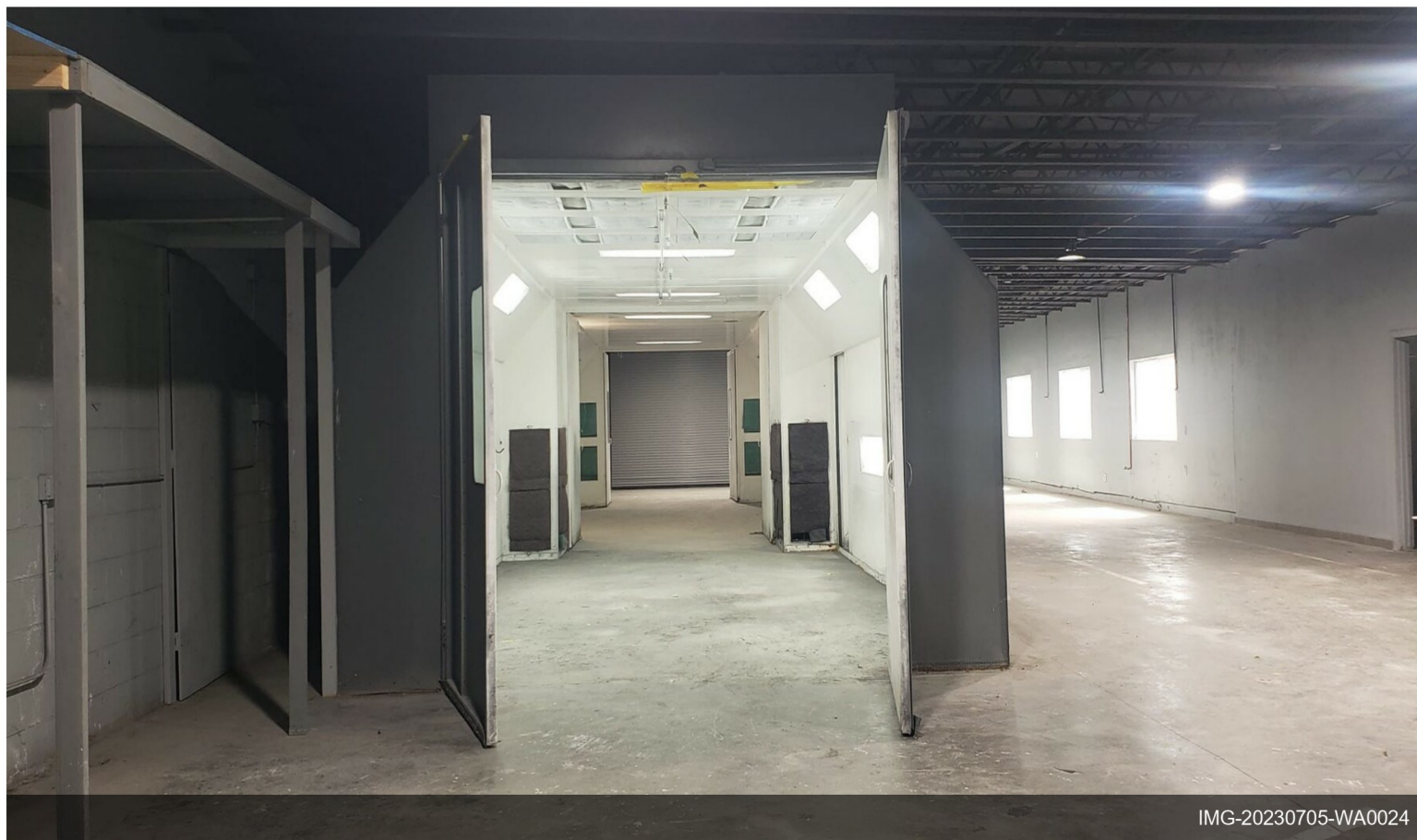


IMG-20230705-WA0022

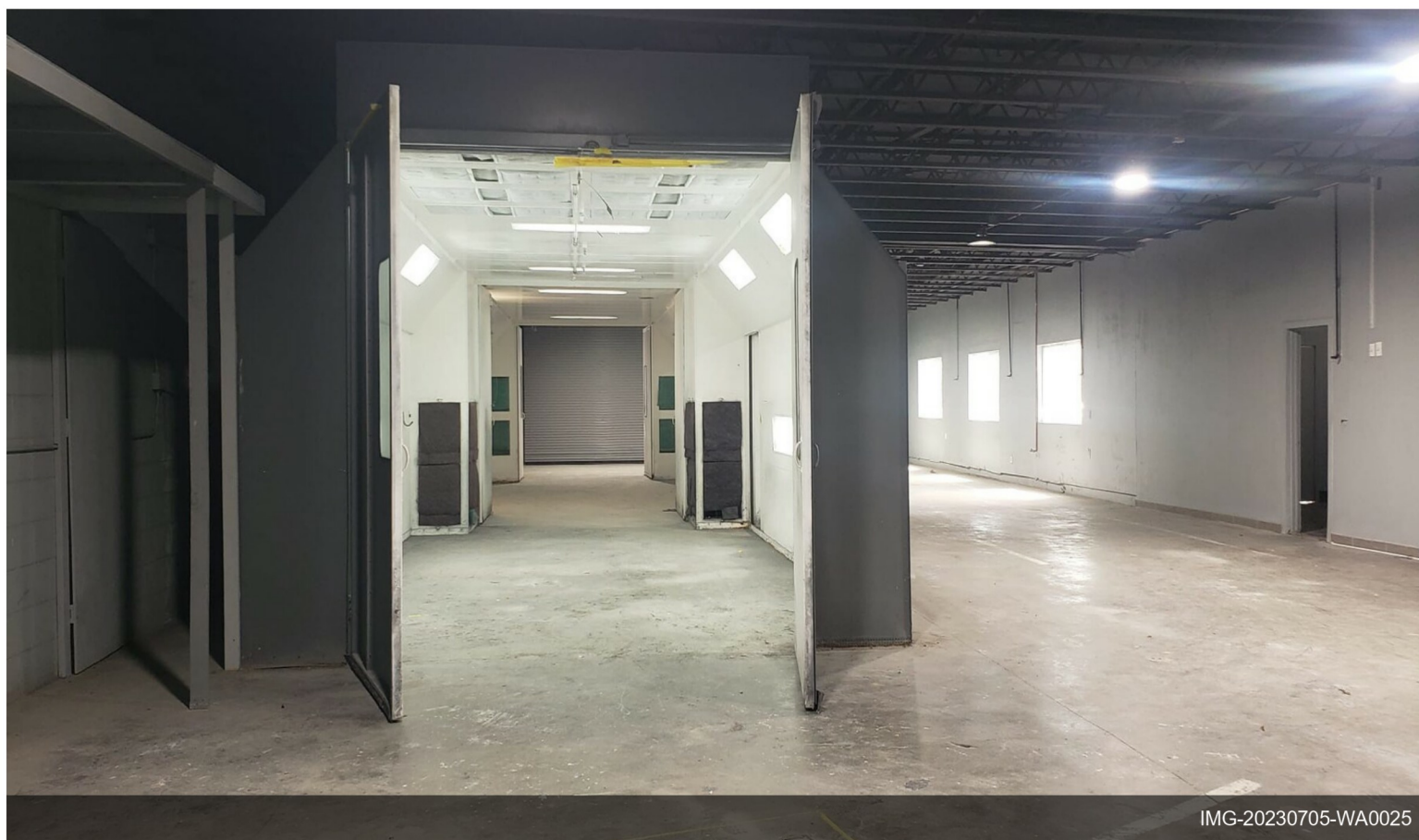


IMG-20230705-WA0023

# Property Photos



IMG-20230705-WA0024



IMG-20230705-WA0025

# Property Photos



IMG-20230705-WA0026



IMG-20230705-WA0029

# Property Photos



# Property Photos



IMG-20230705-WA0032



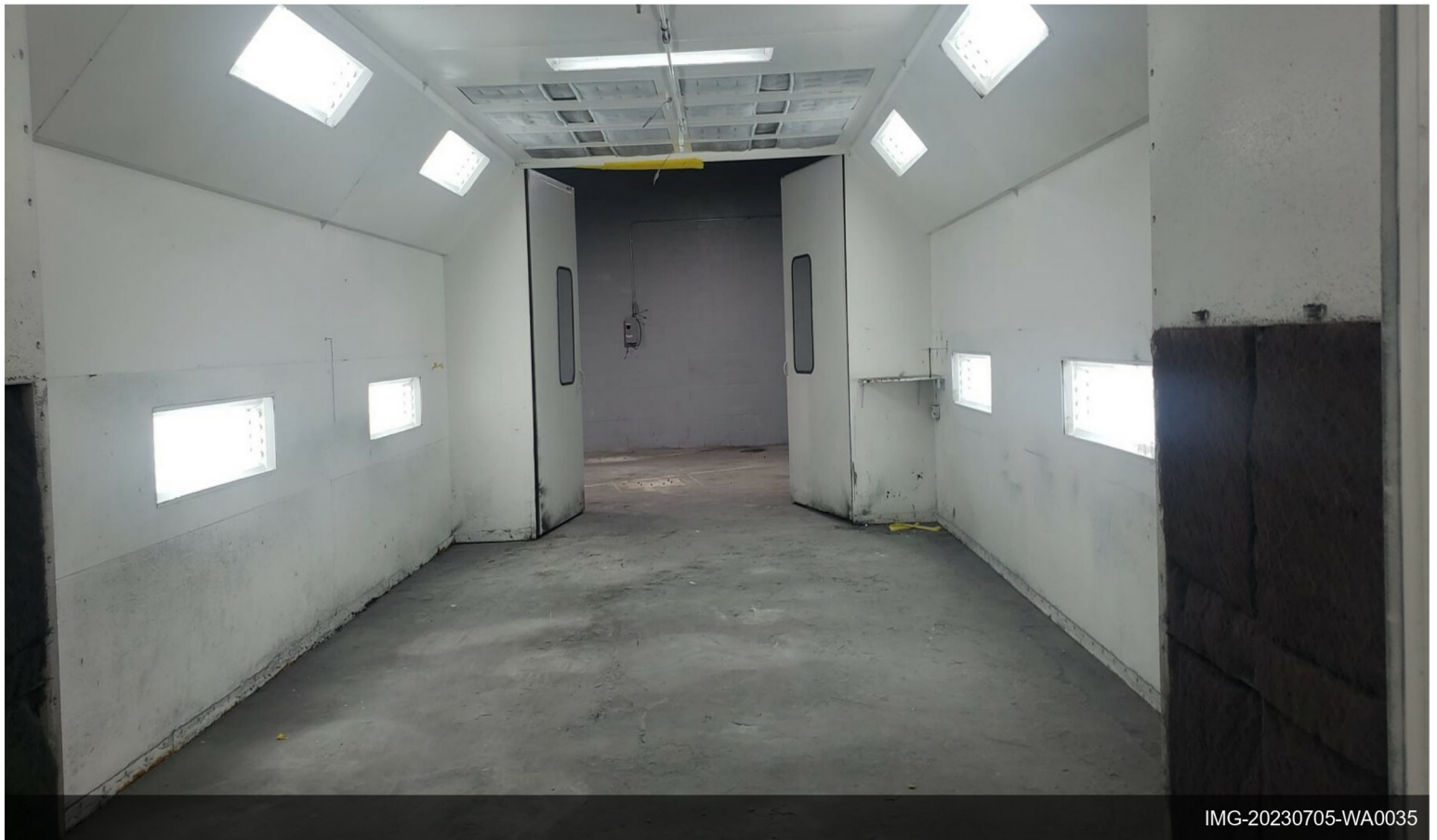
IMG-20230705-WA0033



# Property Photos



IMG-20230705-WA0034



IMG-20230705-WA0035

# Property Photos



IMG-20230705-WA0036

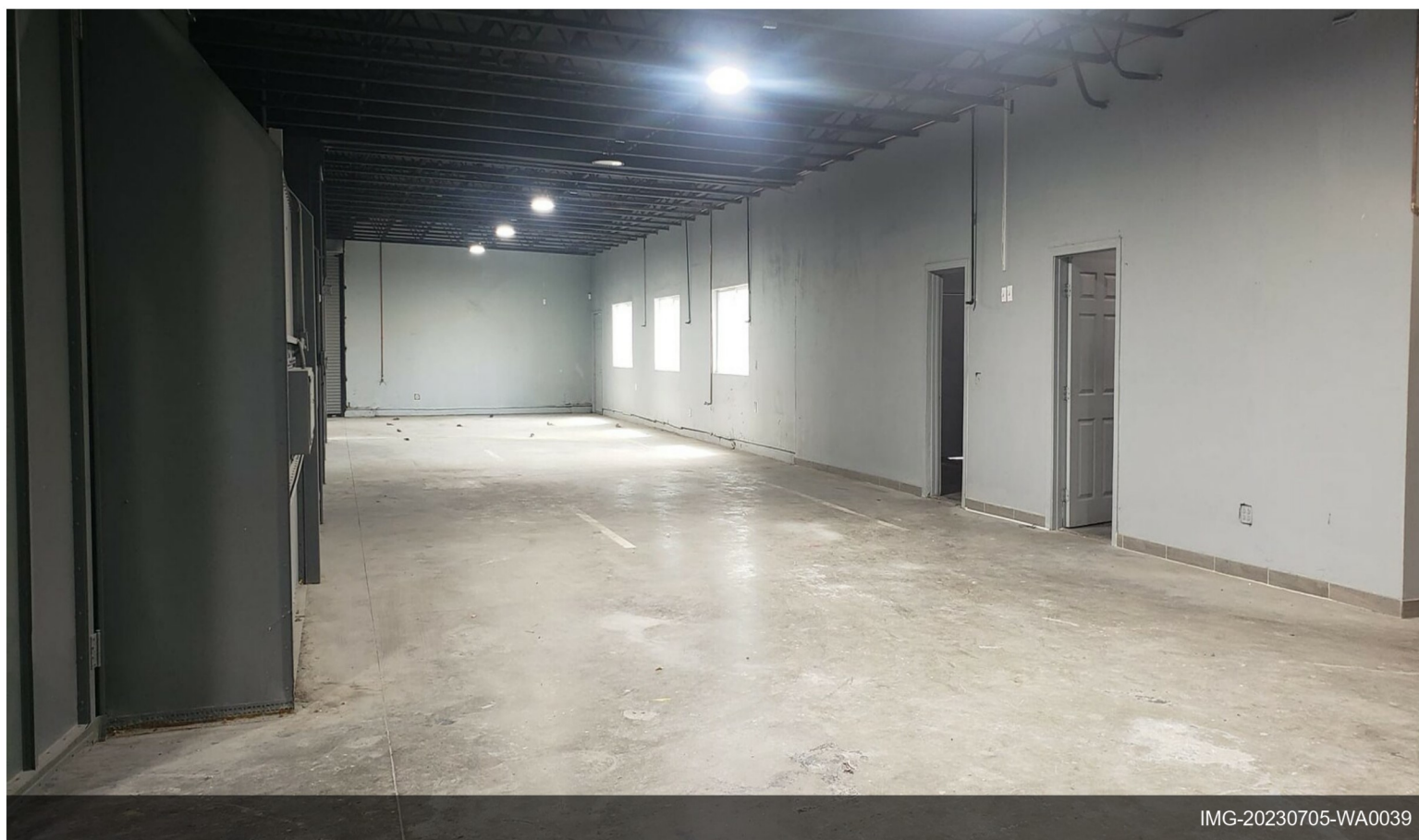


IMG-20230705-WA0037

# Property Photos

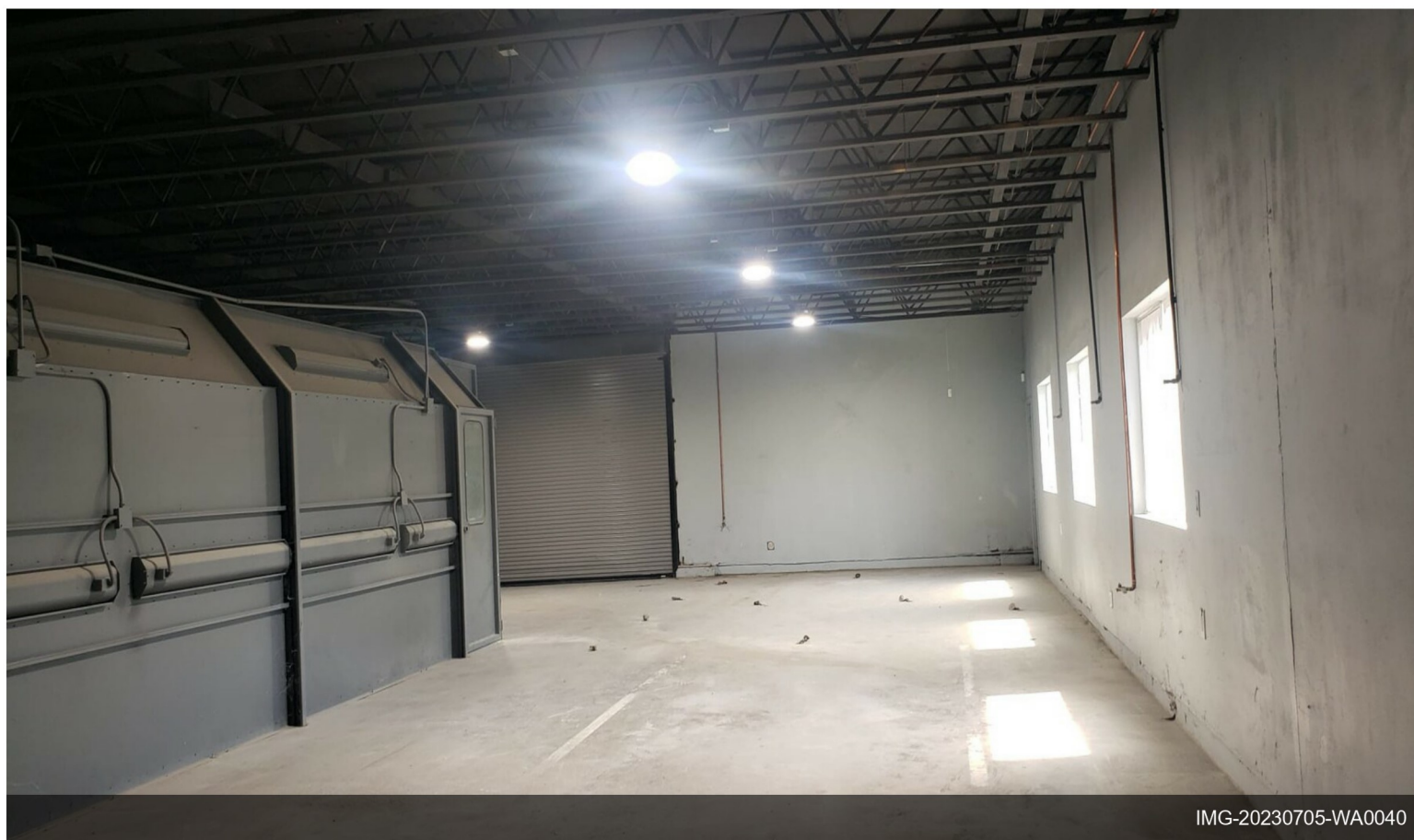


IMG-20230705-WA0038



IMG-20230705-WA0039

# Property Photos



IMG-20230705-WA0040



IMG-20230705-WA0041

# Property Photos

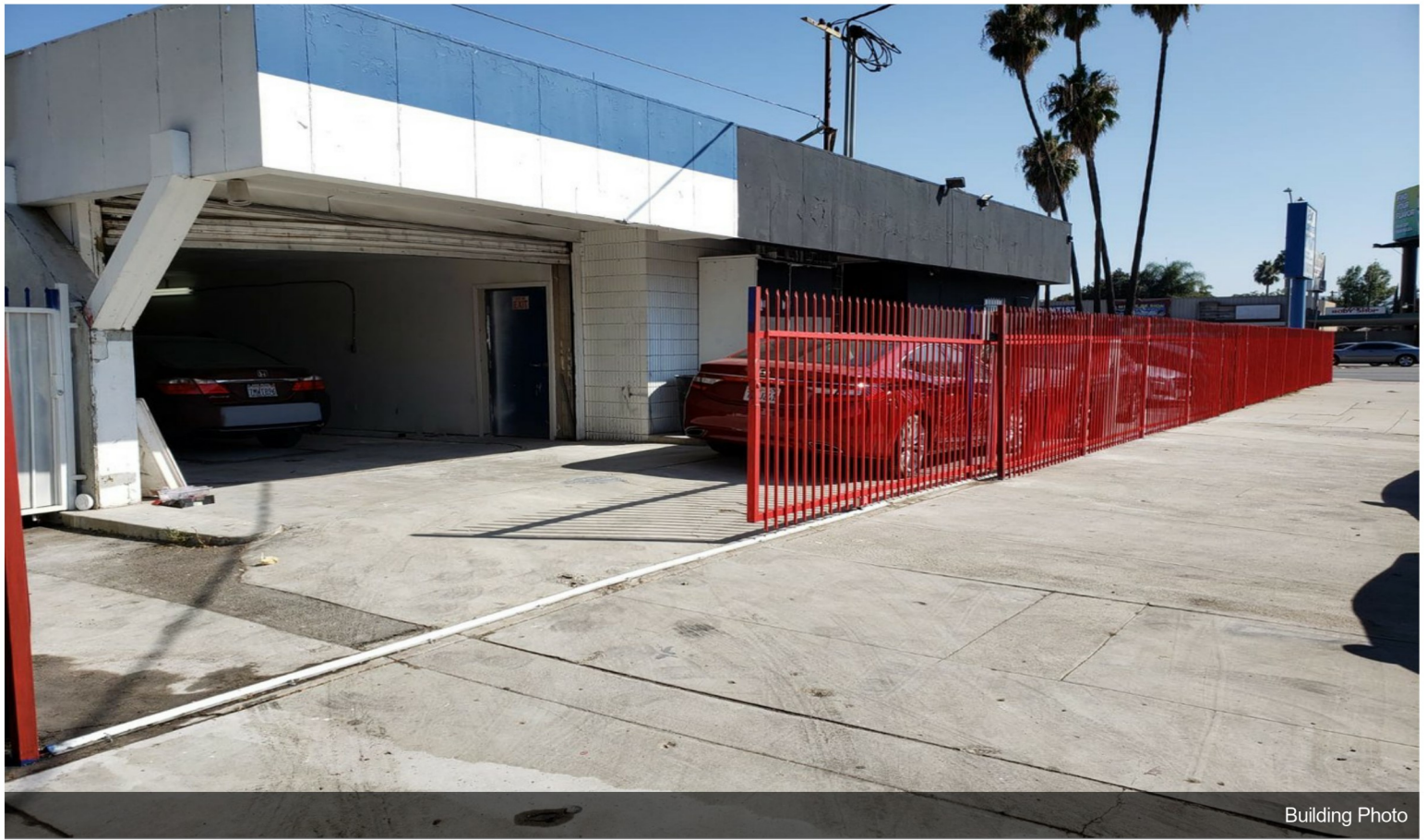


IMG-20230705-WA0042

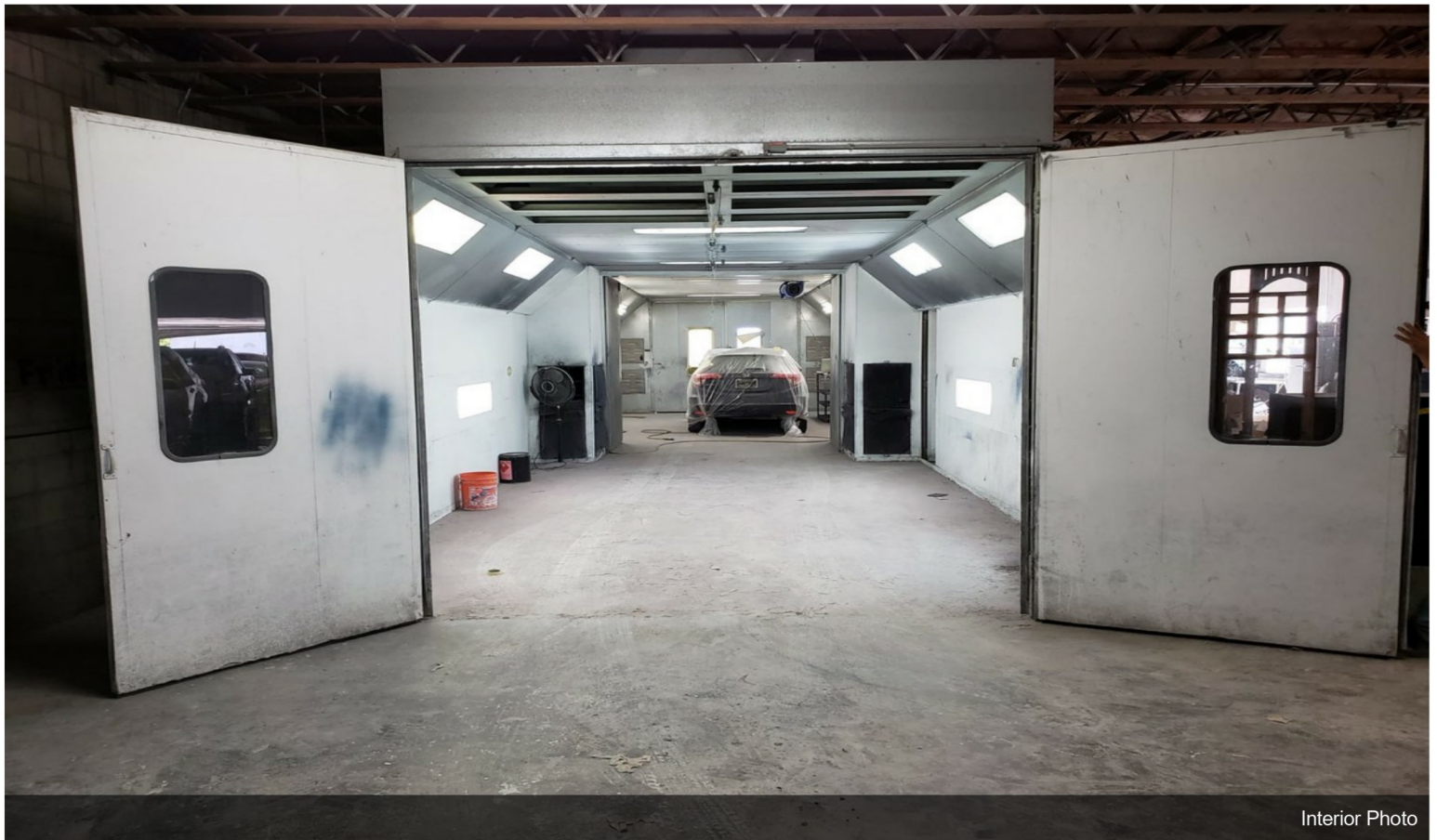


IMG-20230705-WA0043

# Property Photos



Building Photo

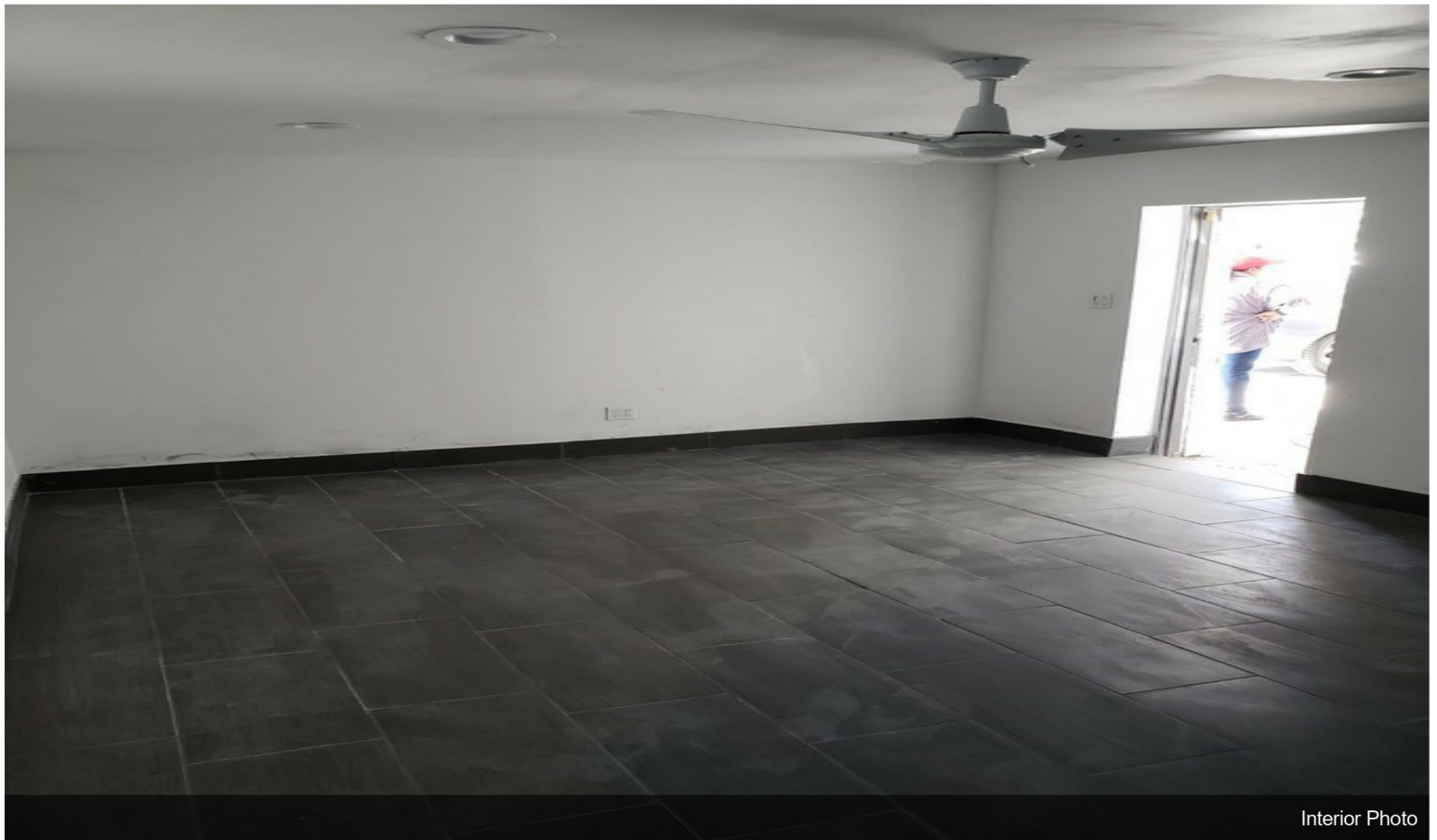


Interior Photo

# Property Photos

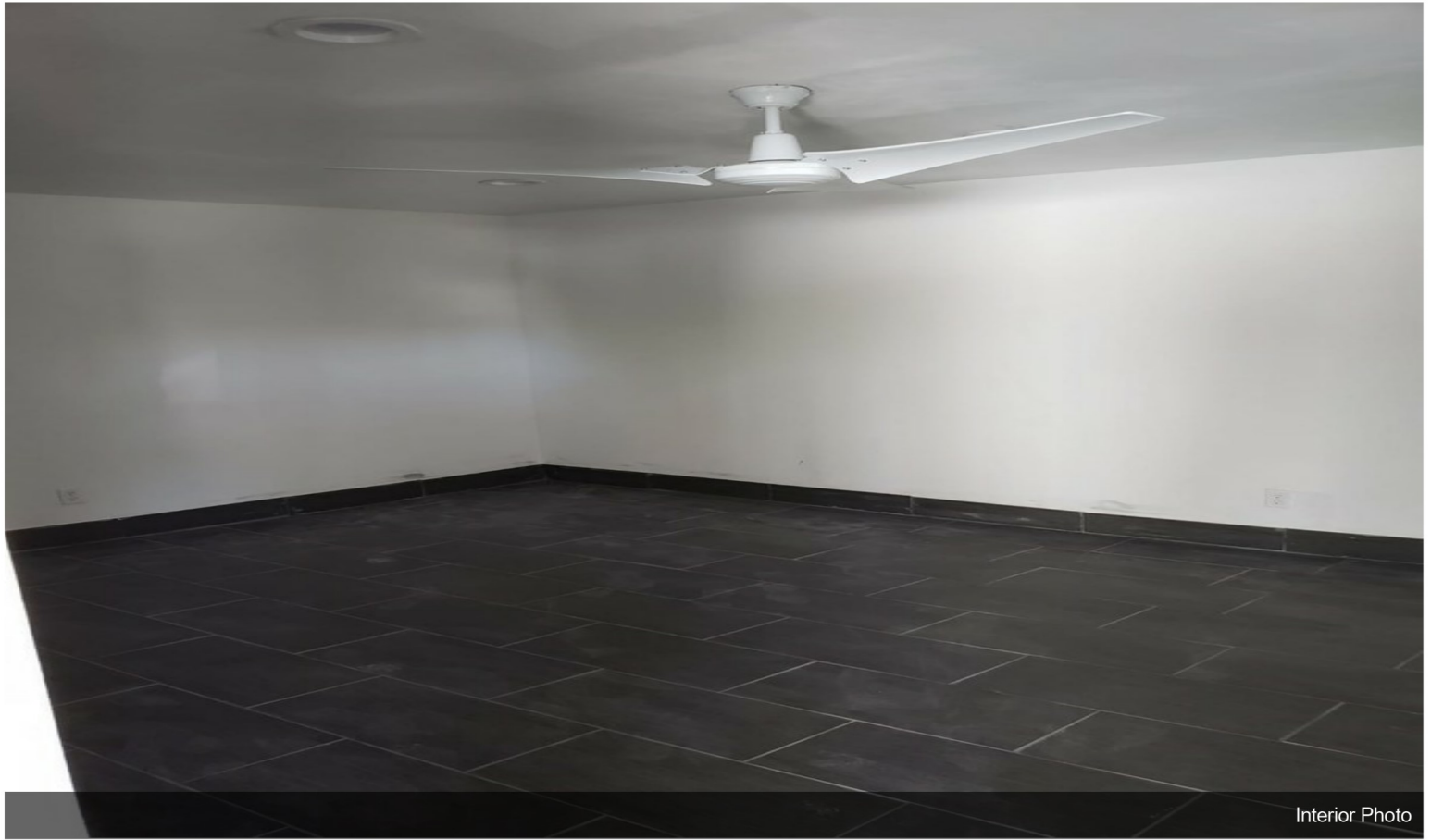


Interior Photo

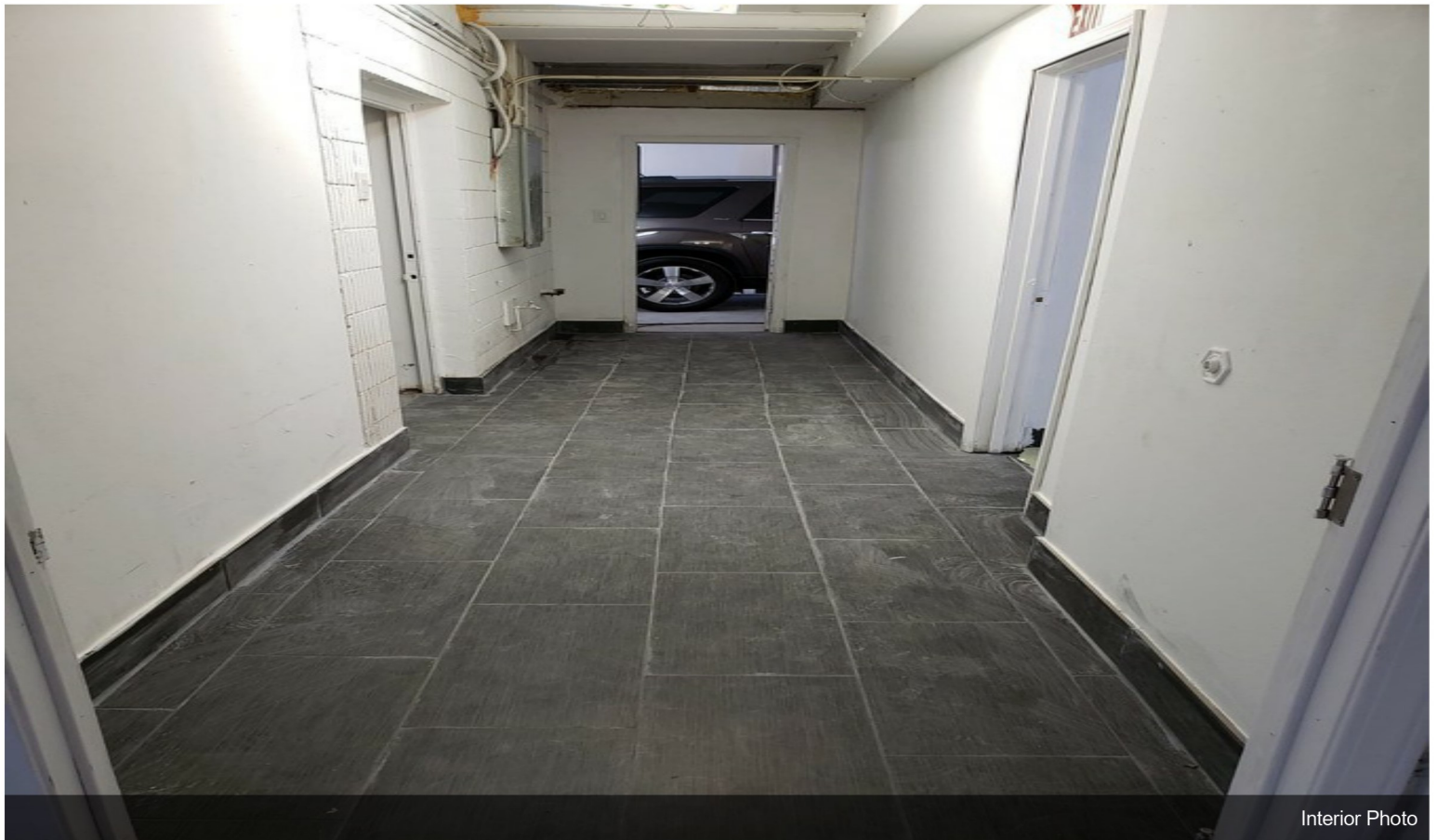


Interior Photo

# Property Photos



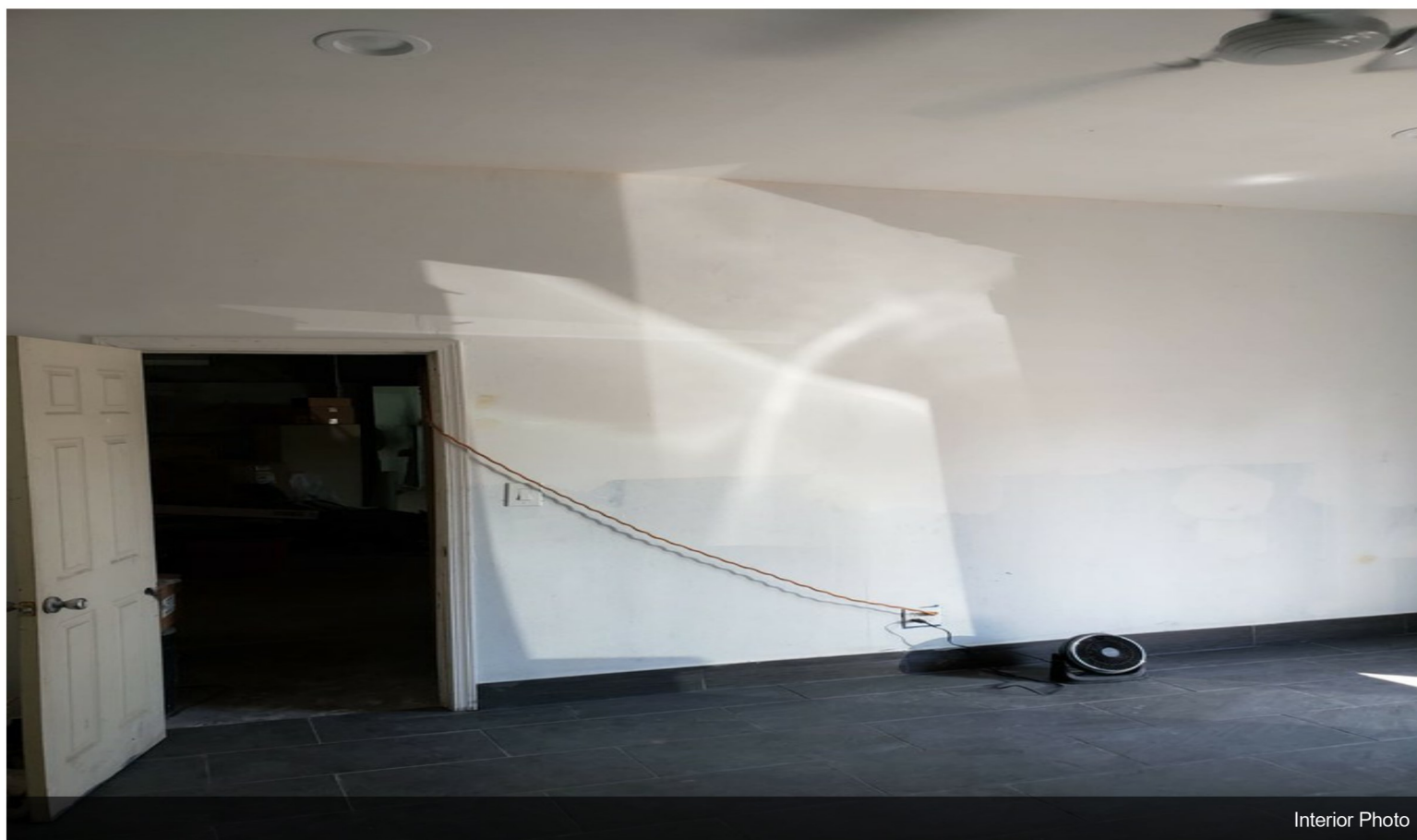
Interior Photo



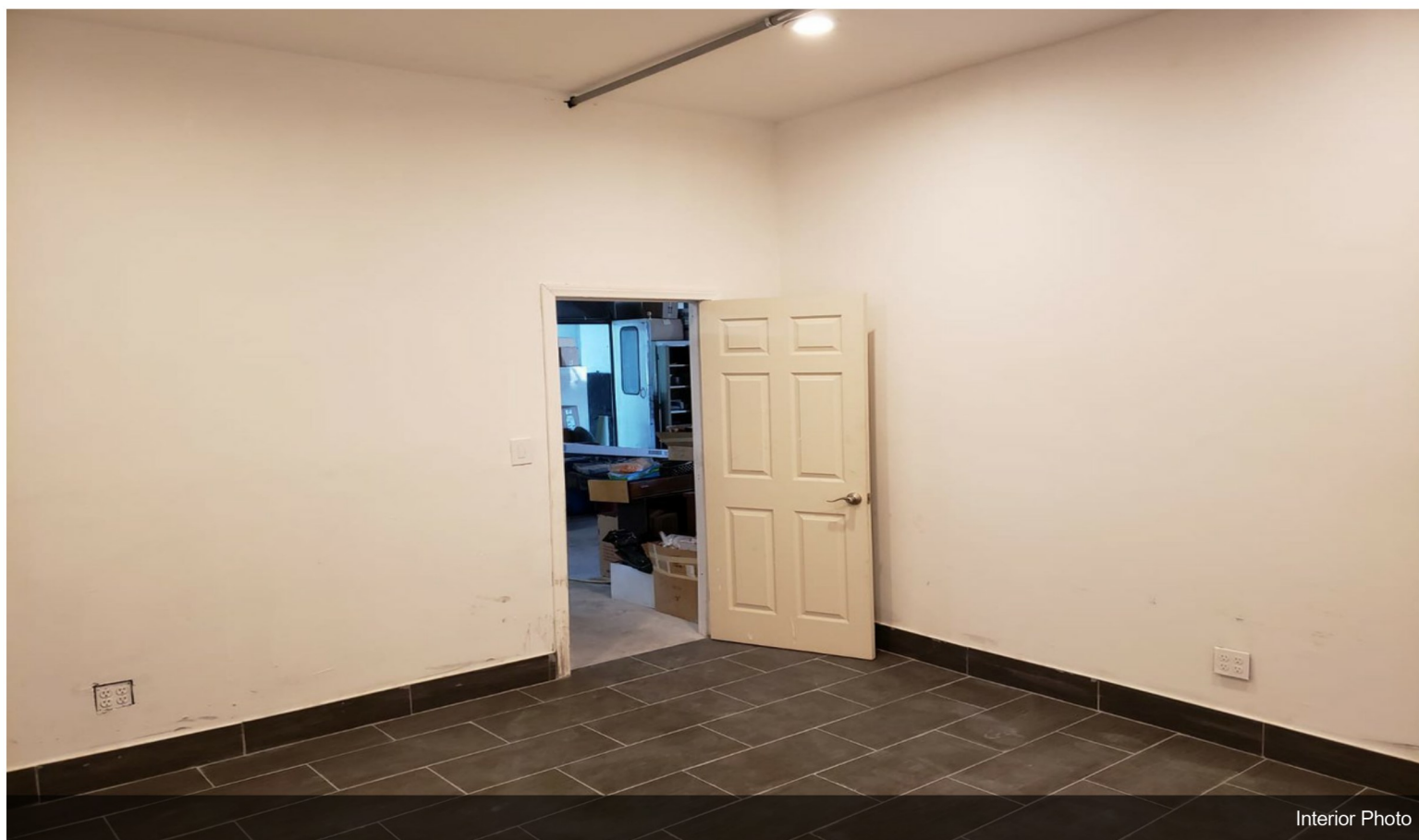
Interior Photo



# Property Photos



Interior Photo



Interior Photo