



17717

Scherzinger Lane

Canyon Country, California



FOR SALE

8 Unit Apartment
Building/Investment Opportunity

CRH
Realty Group

Property Summary

Investment Opportunity – 17717 Scherzinger Lane, Canyon Country, CA

Presented by CRH Realty Group

CRH Realty Group is pleased to present **17717 Scherzinger Lane**, a prime **value-add multifamily investment opportunity** in the heart of **Canyon Country**, Santa Clarita.

This well-maintained **8-unit apartment building** sits on a large **25,303 sq ft lot** with excellent potential for **future development or expansion**. Zoned for multifamily use, the property offers the ability to add up to **three additional units or ADUs** (Buyer to verify with the City of Santa Clarita), making it an ideal opportunity for investors looking to increase rental income and property value.

Offering Price	\$2,725,000 ALL CASH
CAP Rate	4.45%
APN	2839-020-013
Lot Size	25,303 SF
Building Size	5,265 SF Total
Units	8
Year Built	1970
Parking	8 Garage Spaces



Income & Expenses



Expenses	Monthly	Annually
Property Tax	\$1,768	\$21,216
Insurance	\$583	\$6,996
Trash	\$58	\$700
Electricity	\$275	\$3,330
Water	\$300	\$3,600
Gas	\$375	\$4,500
Repair Estimate	\$400	\$4,200
Vacancy Estimate	\$350	\$4,800
Income	Monthly	Annually
Rental	\$14,931	\$179,172
Laundry	\$416	\$5,000
Total Income	\$15,347	\$184,172
Total Expenses	\$4,109	\$49,346

Net Income: \$134,826

Property Highlights

Unit Mix: 7 × 2-bed / 1-bath units and 1 × 1-bed / 1-bath unit

Private patios for all ground-floor units

Private 1-car garages for tenants

Upgrades include: copper plumbing, updated water heater, and low-maintenance **artificial turf landscaping**

The property is situated in a **growing submarket** with strong rental demand, close to schools, shopping centers, and major transportation corridors. With current rents offering **significant upside potential**, this asset is perfect for value-driven investors seeking both immediate income and long-term appreciation.

Unit Type	Current Rent
2+1	\$1,860
2+1	\$1,954
2+1	\$1,865
2+1	\$1,645
2+1	\$1,845
2+1	\$1,954
2+1	\$2,178
1+1	\$1,630



Location Overview

Schools

- Mint Canyon Elementary School 2.8 mile
- Sierra Vista Middle School 2.3 miles
- Canyon High School 3.4 miles
- College of the Canyons 9.3 miles

Parks

- Placerita Canyon Nature Center 6.4 miles
- William Hart Park 7.3 miles

Shopping

- Sierra Shopping Center 0.6 miles
- Soledad Shopping Center 1.3 miles

Transportation

- Via Princessa Metrolink 2.4 miles
- Vista Canyon Metrolink 3.2 miles

Hospitals

- Henry Mayo Newhall Hospital 9.3 miles



Newhall, CA Overview



Canyon Country is a large neighborhood in Santa Clarita, California, known for its diverse housing, proximity to the Angeles National Forest, and family-friendly atmosphere. Located in a valley between the Sierra Pelona and San Gabriel Mountains, it is a growing residential and commercial area with a history dating back to the 1800s. Common complaints include traffic, but it also has amenities like bike paths, high-quality schools, and the city's only Costco.



Population

45,749



Median age

39



Avg. hh income

\$114,378

**If you would like more
information on this offering,
please get in touch.**

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The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by CRH Realty Group

