



17717 Scherzinger Lane

Canyon Country, California

FOR SALE

8 Unit Apartment
Building/Investment Opportunity

Galaxy S24+

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

