



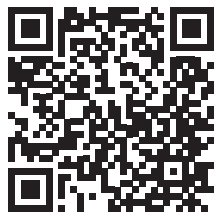
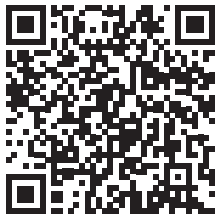
For Sale: \$948,800

21627 Sherman Way

Canoga Park, CA 91303

Opportunity Zone

JEDI Zone



About This Property

Rare Owner-User Opportunity to acquire a 1,500 SF Retail Storefront in the Sherman Corridor (Canoga Park Parts District) of Downtown Canoga Park. The space will be delivered VACANT, Ideal for an owner-user seeking long-term occupancy and stability in a high traffic-visibility neighborhood commercial corridor. Currently operating as a barber shop, the property is well suited for a salon, medical, boutique, Yoga / workout studio, café or comedy club! Recent capital improvements significantly reduce near-term maintenance exposure, making this a turnkey opportunity for immediate occupancy. This property is currently in a designated IRS Opportunity Zone for QOF's. It's also within the local JEDI Zone allowing for small business incentives to include accessible loans up to \$50,000!

Property Highlights

- Four (4) On-Site Parking Spaces
- Fully Fenced Lot with Front Roll-Down Security Gate
- ADA-Compliant Access Ramp
- New Roof (2022)
- New HVAC System (2022)
- Updated Electrical & Plumbing (2020)
- Tankless Water Heater
- Polished Concrete Floors, Exposed Brick, Custom Woodwork

Lending Options

This property is well suited for SBA 504 financing, allowing qualified owner-users to:

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