

FOR SALE

# HAPPY ENGINE

COMPLETE  
AUTO REPAIR

15348 SAN FERNANDO MISSION BLVD  
MISSION HILLS, CA 91345

BUSINESS & PROPERTY



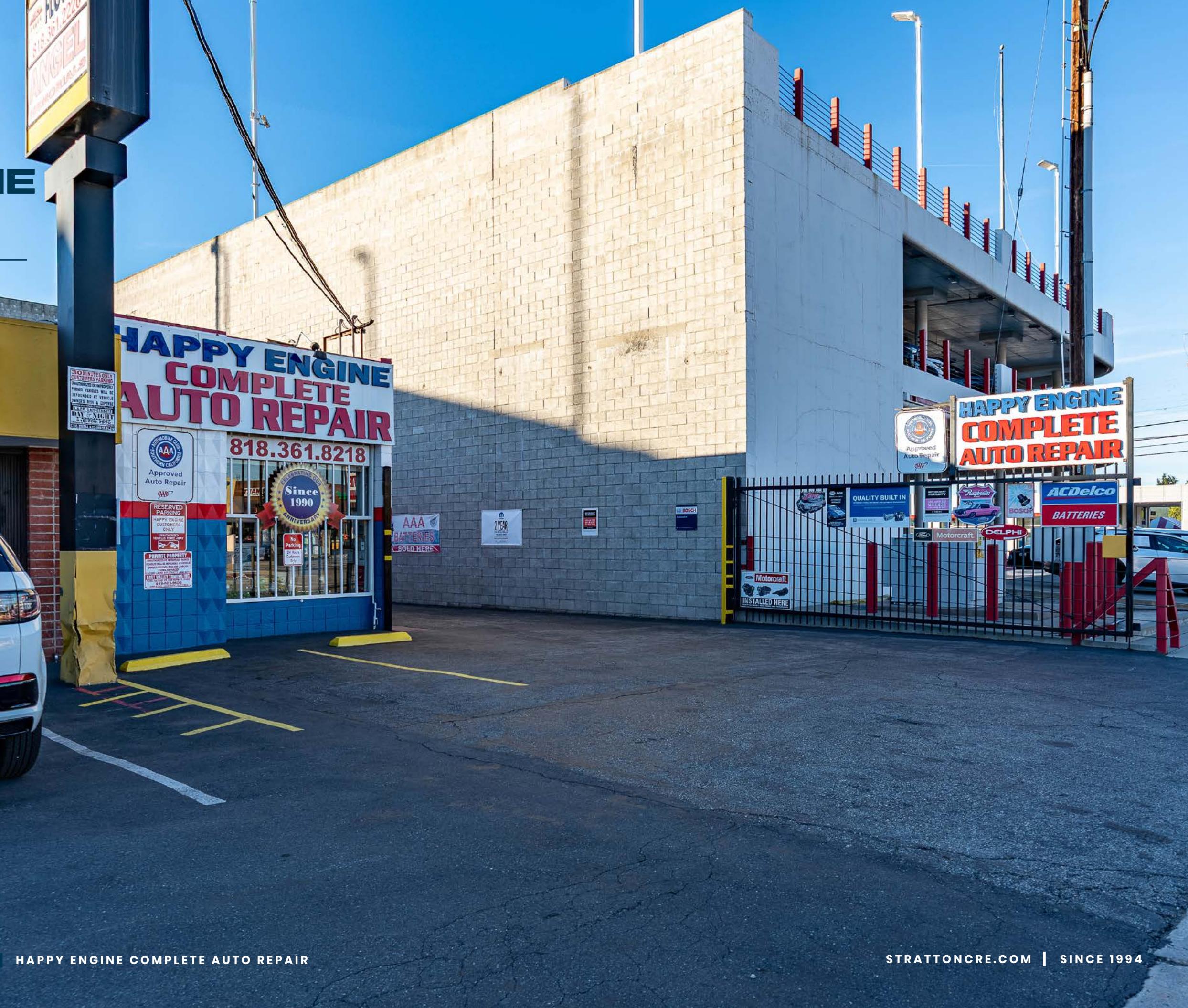


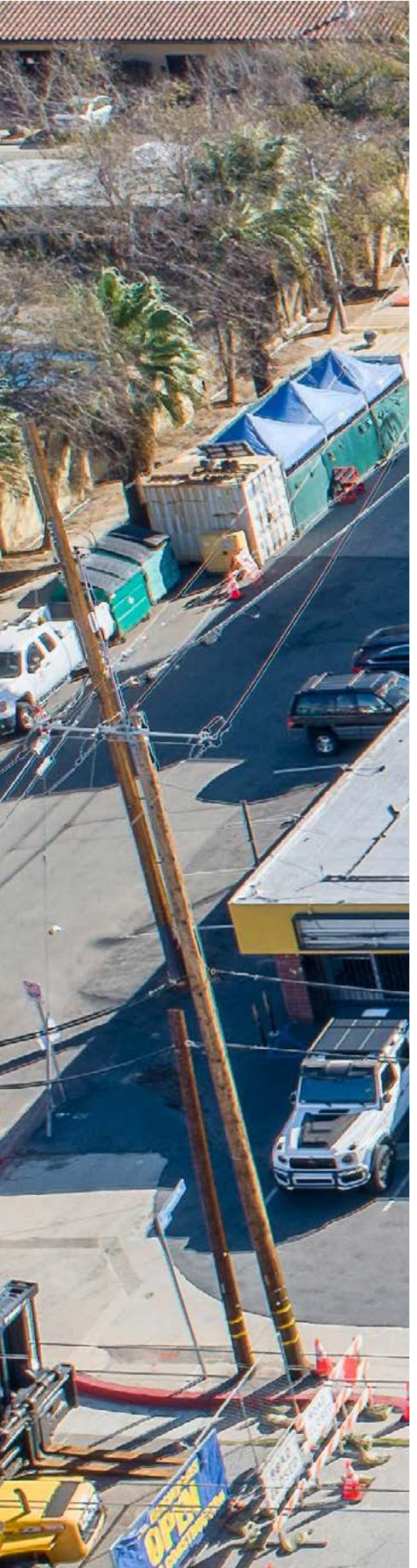
## HAPPY ENGINE COMPLETE AUTO REPAIR

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OFFERING SUMMARY

# HAPPY ENGINE

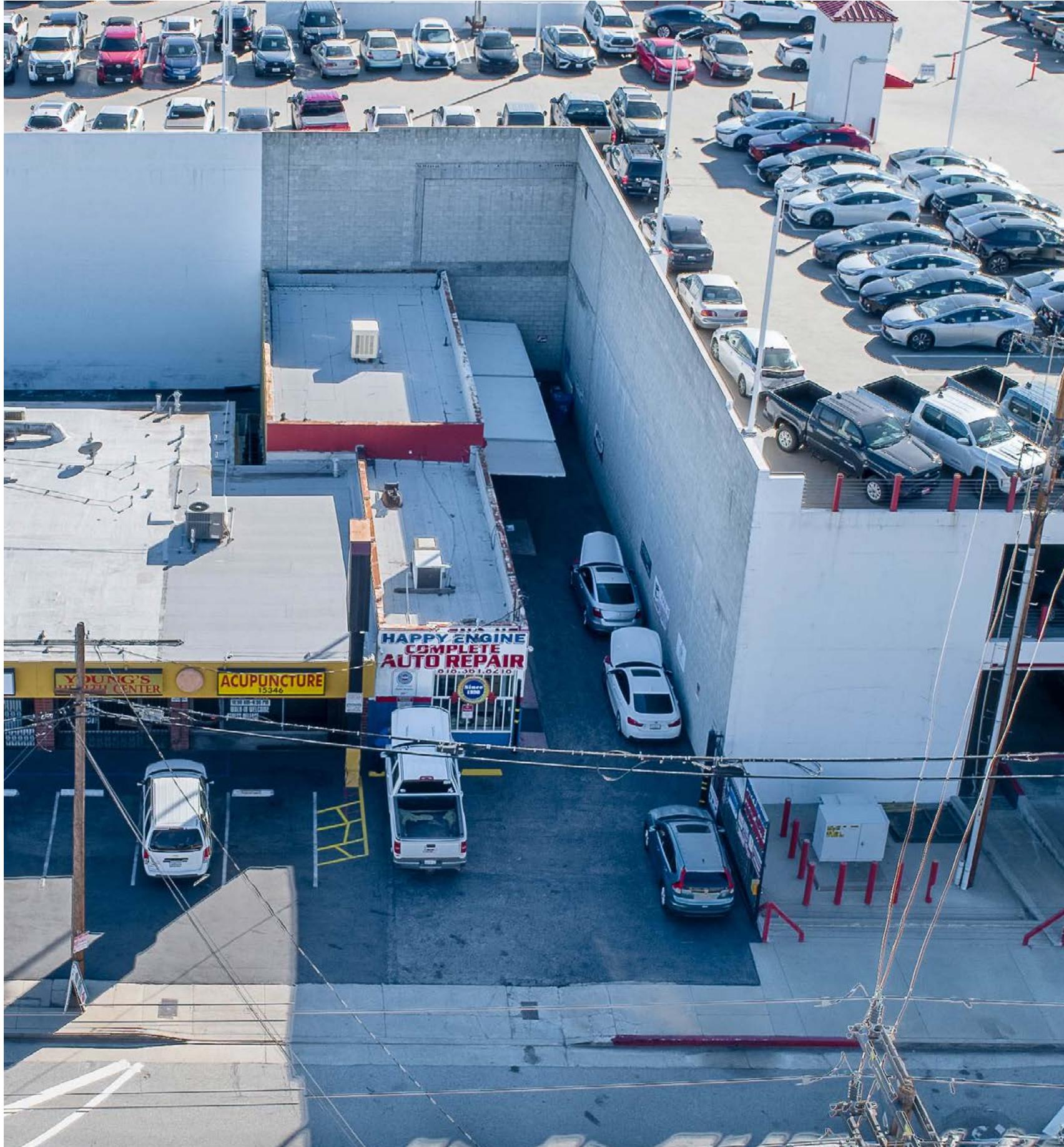
## COMPLETE AUTO REPAIR

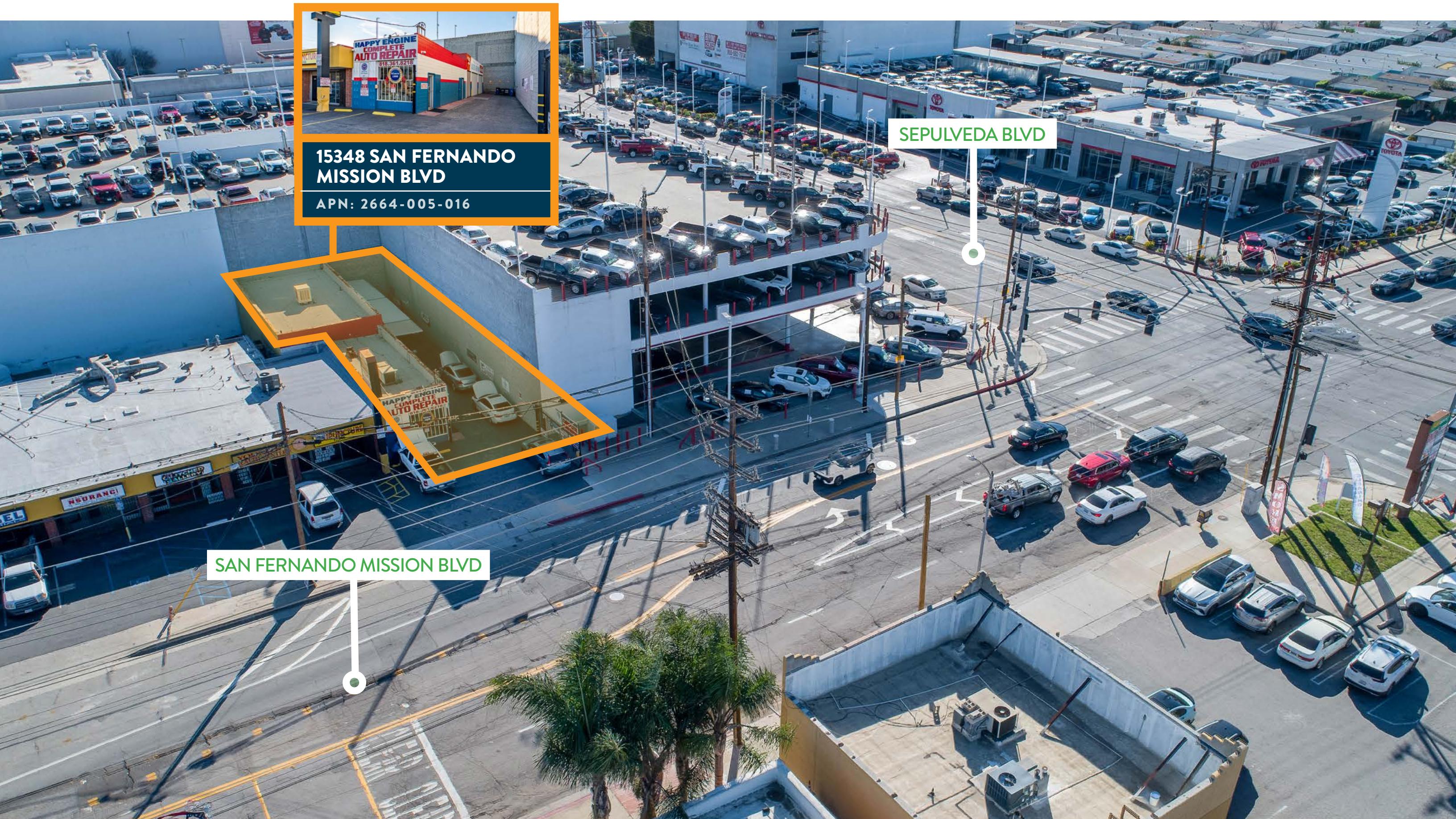
### BUSINESS & PROPERTY - FOR SALE

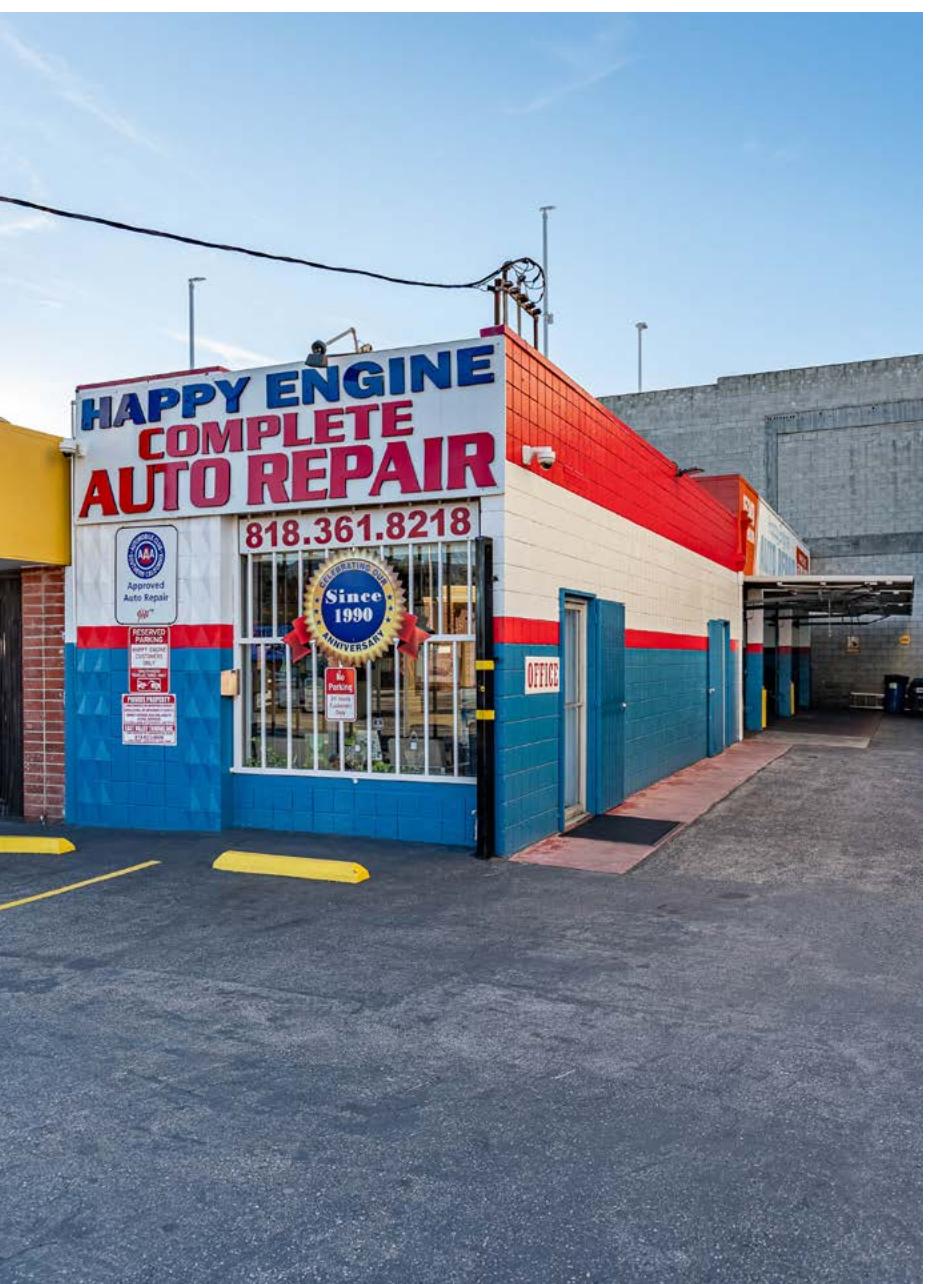
Stratton Commercial Real Estate is pleased to present the opportunity to acquire Happy Engine Complete Auto Repair, a well-established auto repair business serving the community for over 27+ years, along with the underlying real estate located at 15348 San Fernando Mission Blvd, Mission Hills, CA 91345. The offering is exceptionally positioned in a high-demand automotive corridor, directly adjacent to Hamer Toyota and Nissan of Mission Hills, providing strong visibility and consistent customer traffic.

The ±1,274 sq.ft. facility (constructed in 1967) sits on a ±4,187 sq.ft. C2-zoned lot and features prominent building and street signage, a welcoming customer lobby, private office, parts storage, and three (3) automotive service bays including one (1) 8' W x 9' H bay and two (2) 18' W x 9' H bays. The business is known for quality workmanship and maintains numerous industry certifications, including ASE, Motorcraft, AAA, ACDelco, AQMD, and more.

<b>BUSINESS ESTABLISHED</b>	1998
<b>BUILDING SQ.FT</b>	±1,274
<b>LAND SQ.FT</b>	±4,187
<b>GROUND-LEVEL LOADING</b>	1x 8'X9' - 2x 18'X9'
<b>YEAR BUILT</b>	1967
<b>ZONING</b>	C2
<b>APN</b>	2664-005-016

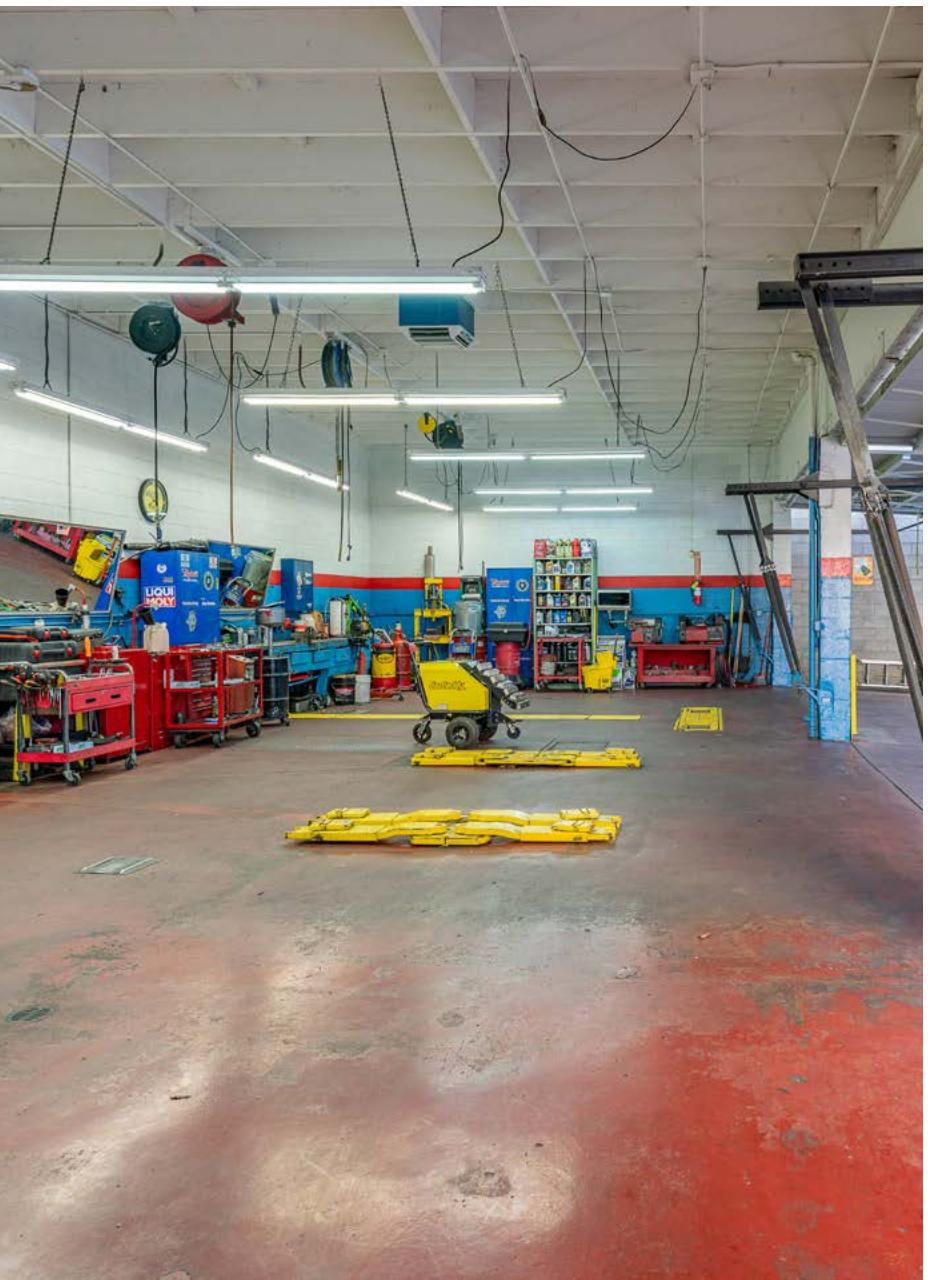
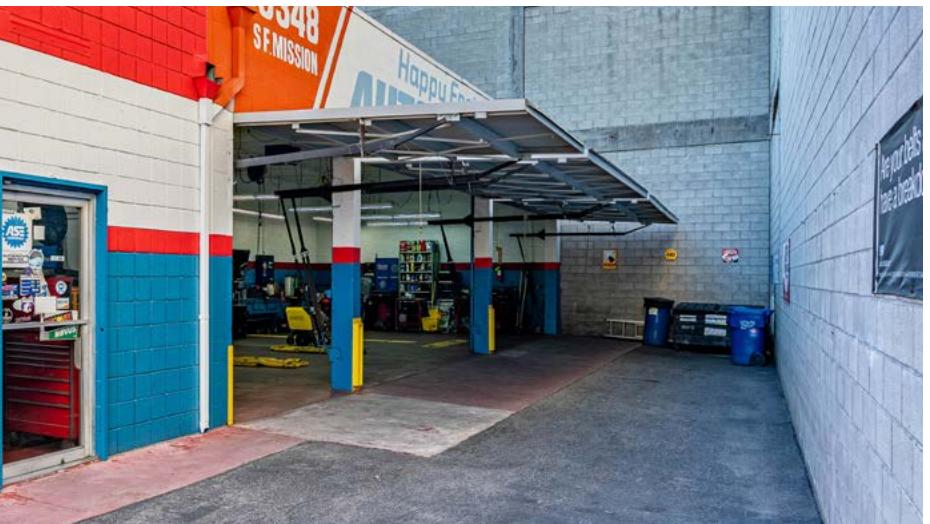


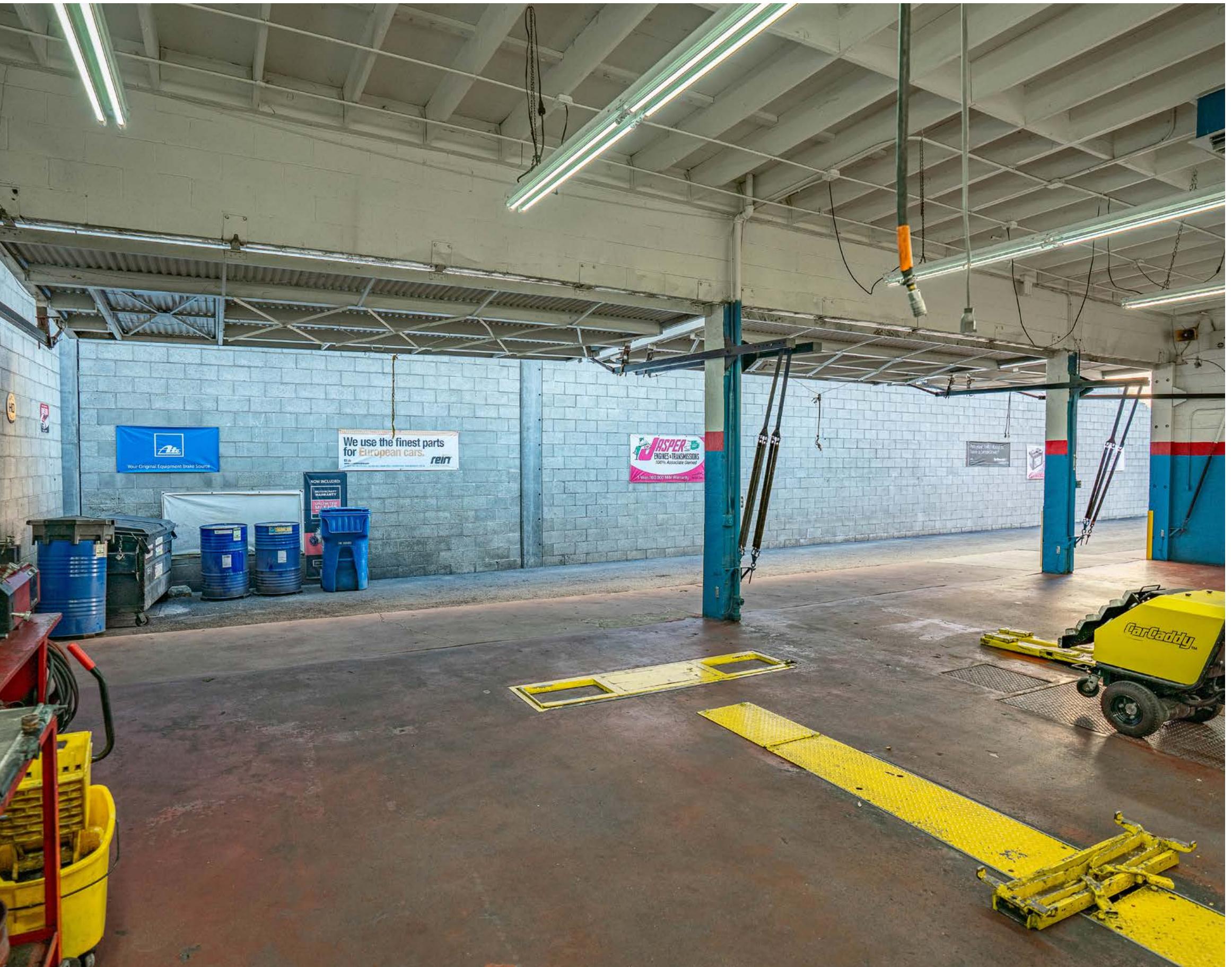








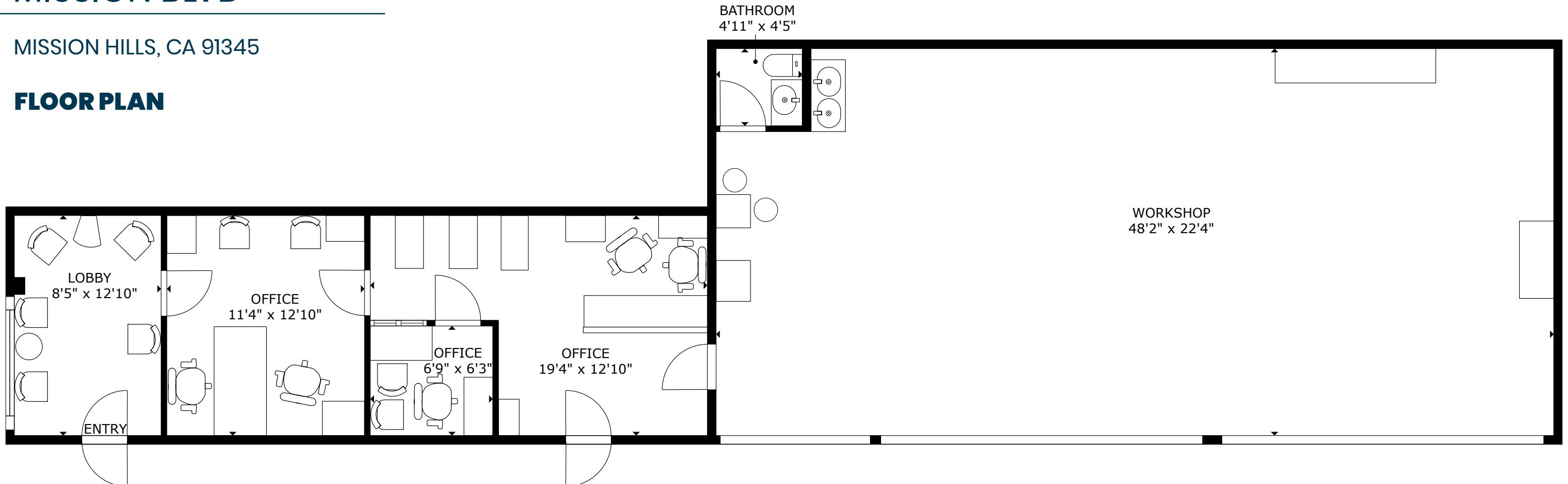




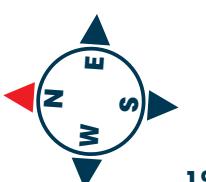
# 15348 SAN FERNANDO MISSION BLVD

MISSION HILLS, CA 91345

## FLOOR PLAN



The information in this floorplan has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.







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FOR MORE INFORMATION:



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**STRATTON**  
COMMERCIAL REAL ESTATE