



Address: 11245 Vinedale St, Sun Valley, CA 91352

Cross Streets: Roscoe Blvd/Vinedale St

Free Standing Building
2 Unit Property - Both Units Vacant
2 Roll Up Doors
14' Ceiling Height
Gated Private Yard w/Block Fence
Excellent Access to 5 Fwy

Sale Price: \$2,195,000.00
Sale Price/SF: \$465.04
Available SF: 4,720 SF
Prop Lot Size: 0.26 Ac / 11,140 SF
Taxes:
Yard: Fenced / Paved
Zoning: M1-1-CUGU

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 2
DH Doors/Dim: 0
A: V: O: W:
Construction Type:
Const Status/Year Blt: Existing / 1974

Whse HVAC:
Parking Spaces: 18 / **Ratio:** 3.5:1,000:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #:
Restrooms:
Office HVAC:
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: COE
Vacant: No
To Show: Call broker
Market/Submarket: East SFV
APN#: 2632-003-043

Listing Company: KW Commercial
Agents: [Kirk Garabedian 818-298-8810](#), [Tatevik Kazarian 929-452-8534](#)

Listing #: 42999356 **Listing Date:** 07/21/2025 **FTCF:** No Agreement on File

Notes: Kirk Garabedian and Tatevik Kazarian are not members of AIR CRE. Please verify all information. No listing agreement is on file at AIR CRE. Protect yourself regarding commission.

Kirk Garabedian
kirkg@kw.com
818-298-8810

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