

RETAIL/OFFICE/MEDICAL

27016 LANGSIDE AVE

SANTA CLARITA, CA 91351



STRATTON
COMMERCIAL REAL ESTATE



27016

LANGSIDE AVE
SANTA CLARITA, CA 91351

FOR SALE

\$1,200,000.00

- NEWLY STRIPED PARKING LOT
- 2 X 4-TON AIR CONDITIONERS
- 400 AMPS OF 240 V



Robert Stratton

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STRATTON COMMERCIAL REAL ESTATE, INC.



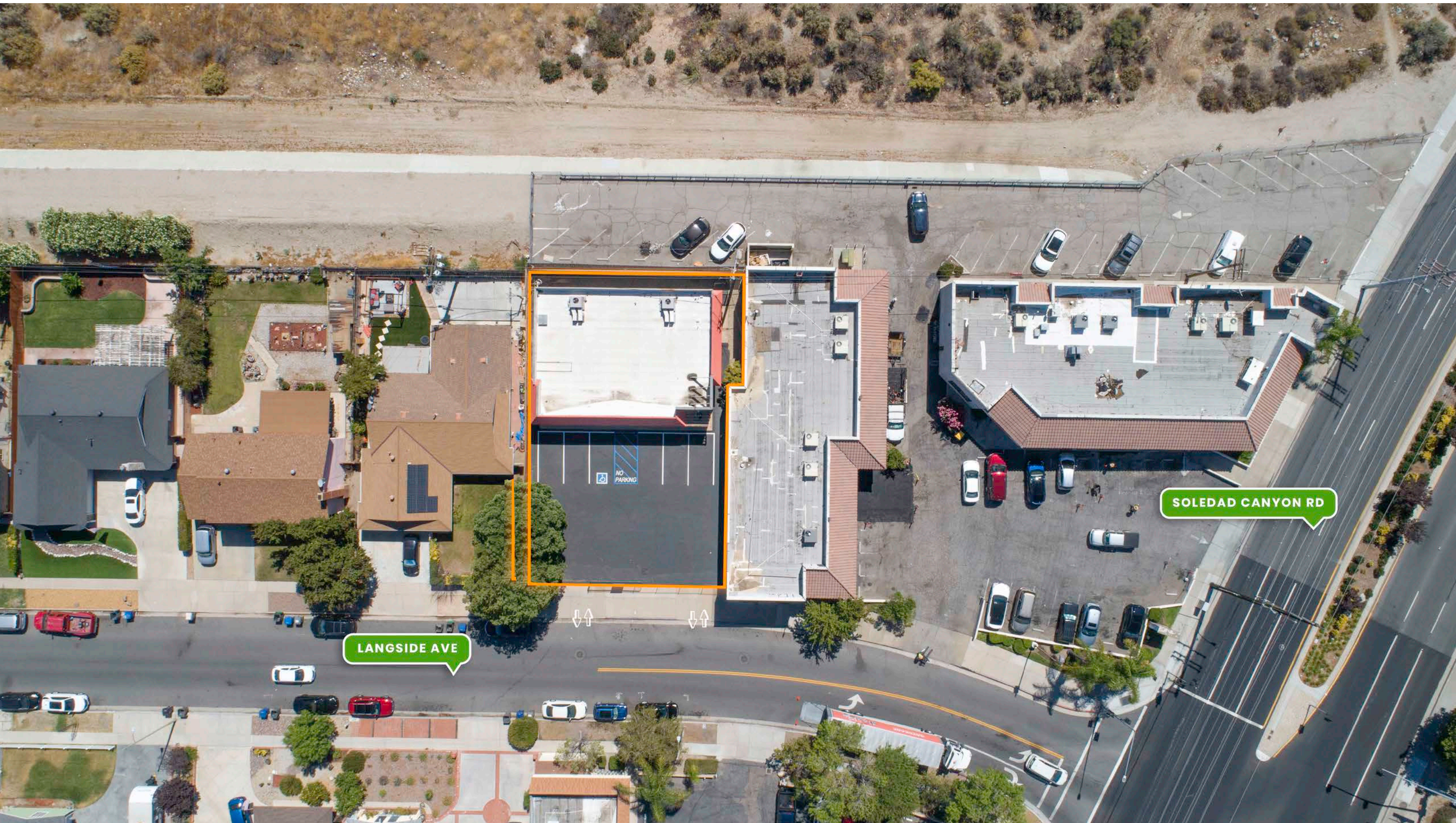
OFFERING SUMMARY

27016 LANGSIDE AVENUE SANTA CLARITA, CA 91351

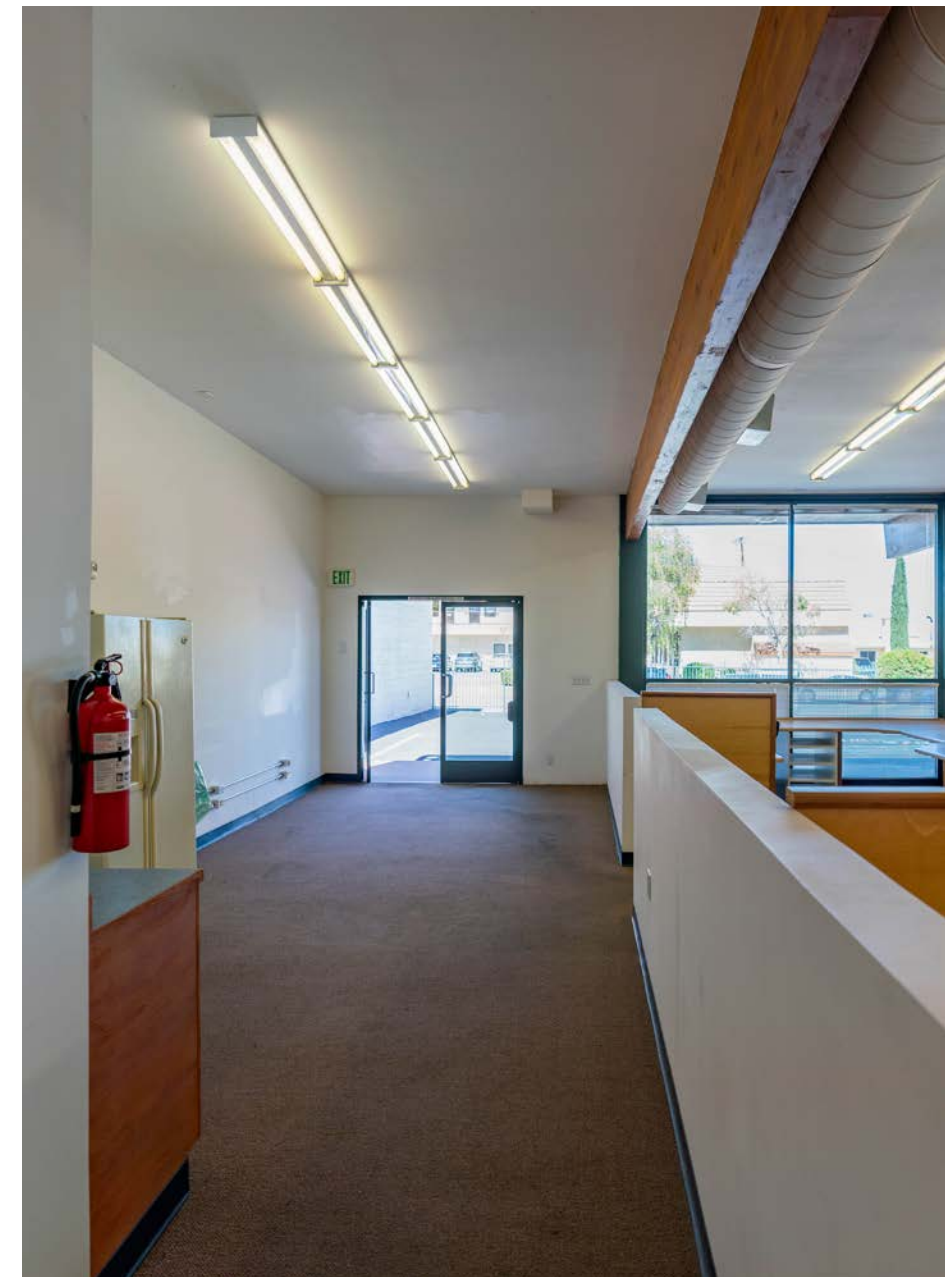
Stratton Commercial Real Estate is pleased to present 27016 Langside Avenue, 2,501 sq.ft. of building area on 7,873 sq.ft. of SCCN zoned land in Santa Clarita, CA 91351. This is a unique opportunity for retail, office, or medical building development. This property has pre-approved plans to paint additional parking stripes, making it suitable for medical use. Located just minutes northwest of the 14 Freeway, this property sits relative to the corner of the Langside and Soledad Canyon intersection. The building front features floor-to-ceiling windows, showcasing street-view access. The perimeter is securely fenced with two curb-cuts and 60 ft of frontage along Langside Ave. Contact Robert Stratton for more information regarding this turn-key opportunity.

BUILDING SQ.FT	2,501±
LOT SIZE SQ.FT	7,873±
YEAR BUILT	1969
FLOORS	1
APN(S)	2805-023-030
ZONING	SCCN
POWER	400A 240V
PARKING	8 SPACES



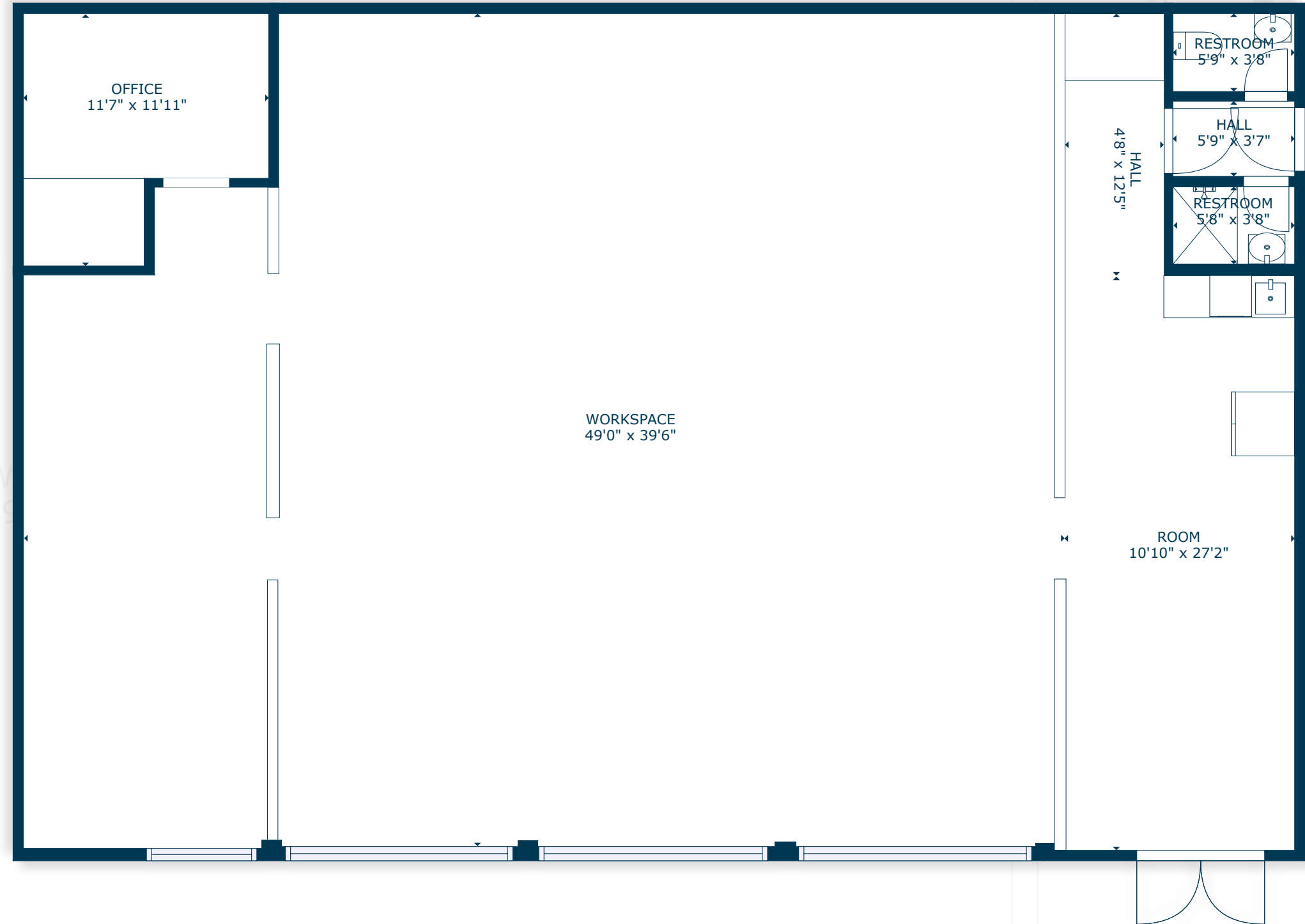






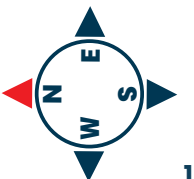
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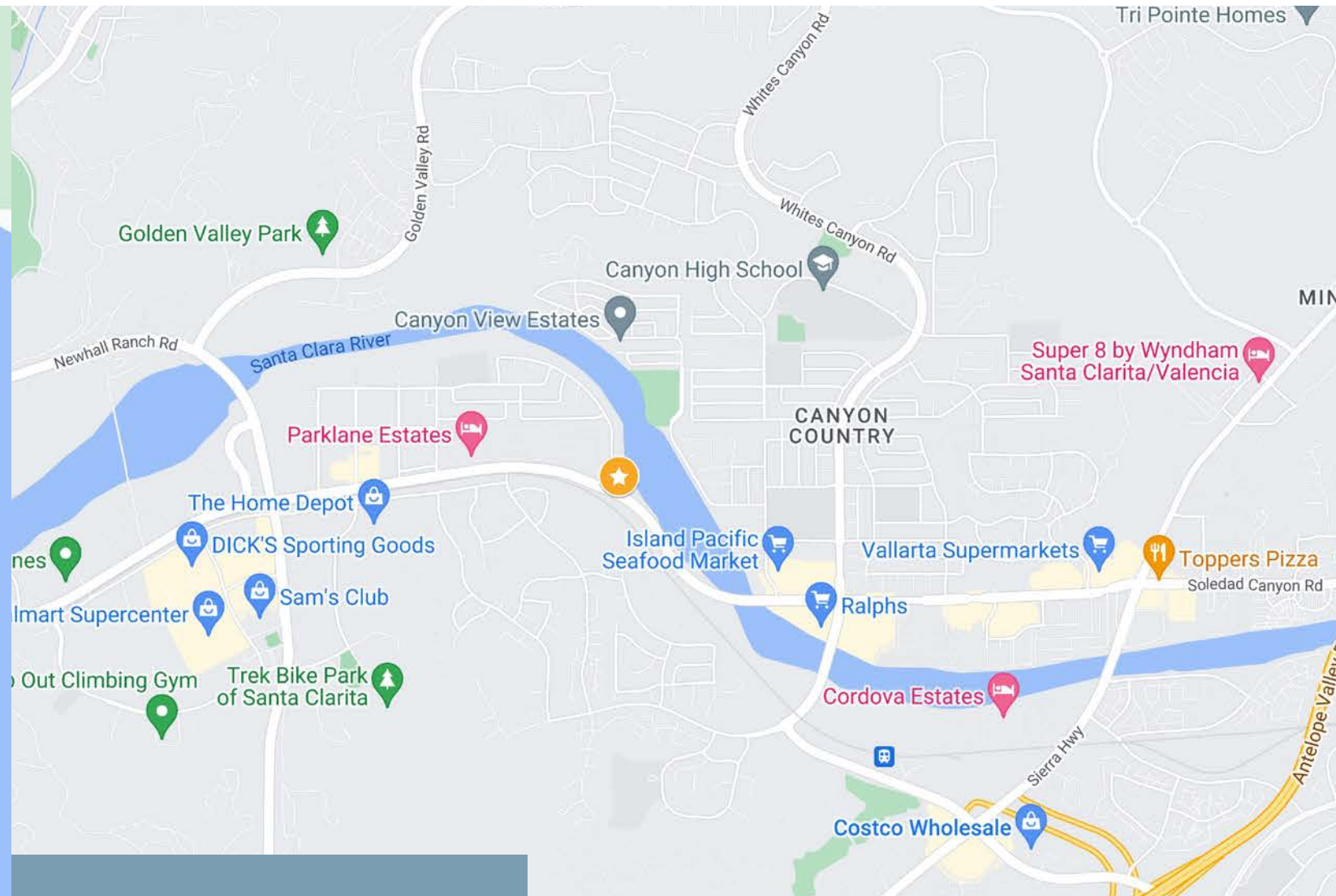
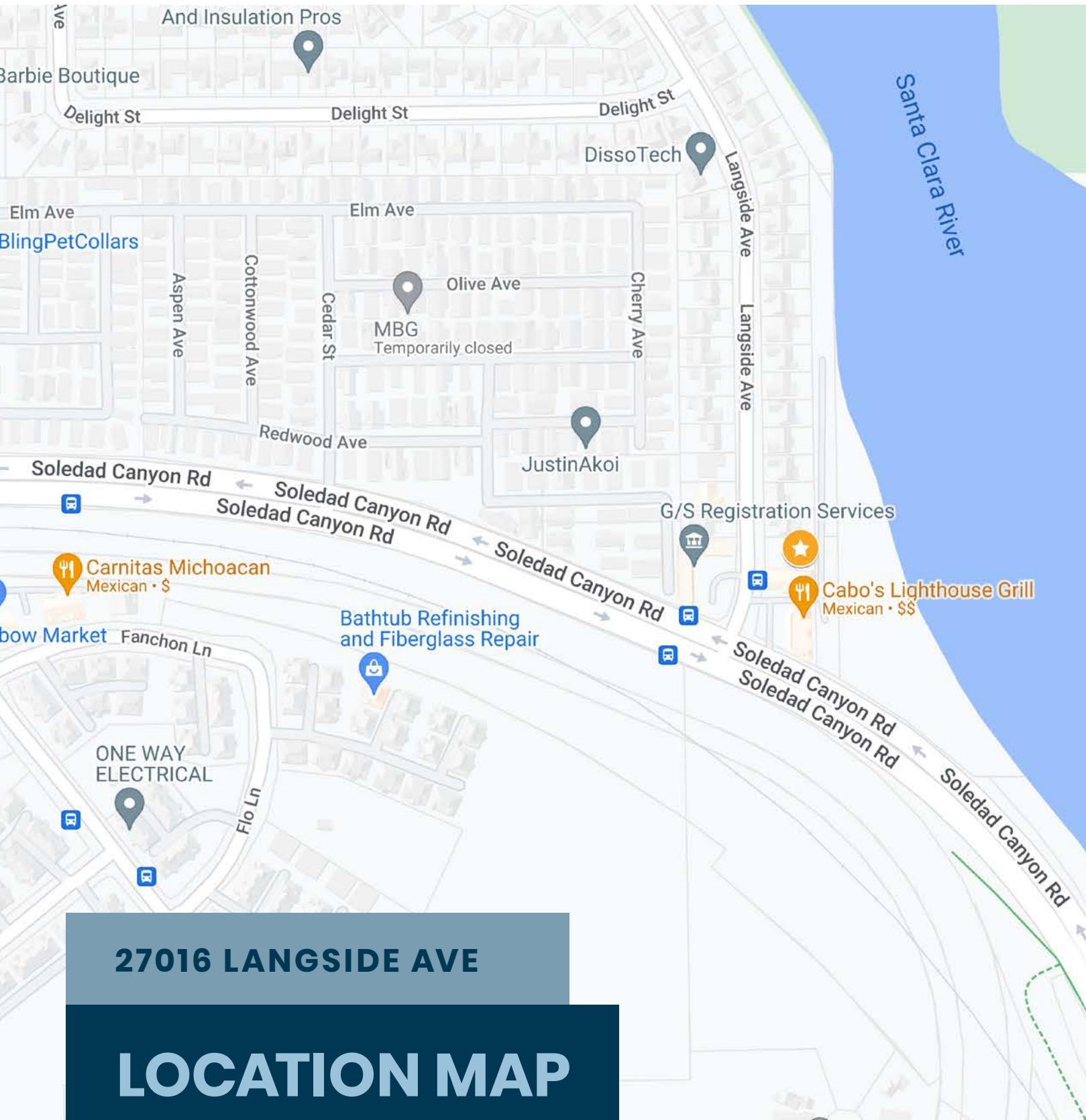
FLOOR PLAN



SCAN, TAP or CLICK!

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DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
2022 Population	66,511	231,986	424,854
Annual Growth 2010-2022	2.0%	1.5%	0.9%
2022 Households	22,092	77,014	131,559
Annual Growth 2010-2022	2.1%	1.8%	1.2%
Avg Household Income	\$106,333	\$125,879	\$125,219



661-702-9700 | 28005 SMYTH DR, VALENCIA, CA 91355 | STRATTONINTERNATIONAL.COM

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PREPARED BY



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