

Available SF 5,484 SF

Industrial For Sale

Building Size 5,484 SF



**Address:** 8438 San Fernando Rd, Sun Valley, CA 91352

**Cross Streets:** San Fernando Rd/Olinda St

<b>Sale Price:</b>	\$1,639,700.00	<b>Sprinklered:</b>	No	<b>Office SF / #:</b>	/ 2
<b>Sale Price/SF:</b>	\$299.00	<b>Clear Height:</b>	12'	<b>Restrooms:</b>	
<b>Available SF:</b>	5,484 SF	<b>GL Doors/Dim:</b>	2 / 12x12, 12x10	<b>Office HVAC:</b>	
<b>Prop Lot Size:</b>	0.25 Ac / 11,008 SF	<b>DH Doors/Dim:</b>		<b>Finished Ofc Mezz:</b>	0 SF
<b>Taxes:</b>	\$8,380 / 2025	<b>A: 200 V: 0: 3 W:</b>		<b>Include In Available:</b>	No
<b>Yard:</b>	Yes	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	0 SF
<b>Zoning:</b>	M2-1-CUGU	<b>Const Status/Year Bt:</b>	Existing / 1954	<b>Include In Available:</b>	No
		<b>Whse HVAC:</b>	No	<b>Possession:</b>	COE
		<b>Parking Spaces:</b>	/ Ratio:	<b>Vacant:</b>	No
		<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
		<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	East SFV
				<b>APN#:</b>	2632-027-014

**Listing #:** 44696948

**Listing Date:**