

# FOR SALE

# MIXED USE PROPERTY



**99 18 COMMERCE AVENUE / 7 165 GREELEY STREET | TUJUNGA, CALIFORNIA**

## OFFERING SUMMARY

Sale Price:	\$950,000
Available SF:	Approximately 3,000 SF
Lot Size:	3,777 SF (.09 Acres)
APN:	2568-013-007

## PROPERTY HIGHLIGHTS

- Freestanding Two Story MixedUse Building
- Ground Floor - Office/Retail/Storefront
- Second Floor - 3BR 2BA Apartment
- High Visibility location along Commerce Avenue in Old Town Tujunga
- Fenced parking area
- Views of San Gabriel and Verdugo Mountains
- Approximately 1,572 SF Ground Floor and 1,452 SF Second Floor
- Zoning: C2-1L - Subject to Foothill Blvd Corridor Specific Plan
- Value Add Investment
- Owner User Opportunity
- Old Town Tujunga Area experiencing New Construction and Renovation Projects

EXCLUSIVELY LISTED BY:

### Scott Wilcott Jr., CCIM

Senior Vice President  
626.204.1500 Direct  
swilcott@naicapital.com  
CA DRE #01214447

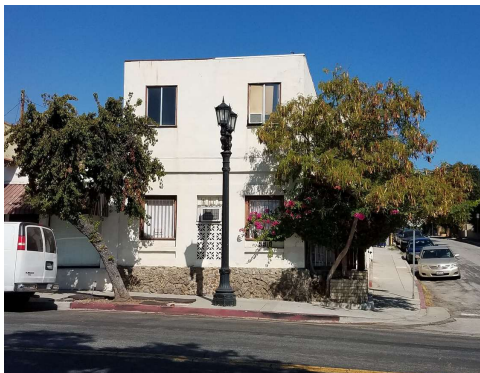
**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# 99 18 COMMERCE AVENUE / 7165 GREELEY STREET TUJUNGA, CA 91042



## PROPERTY DESCRIPTION



Opportunity for Owner-User and/or Value Add Investment  
Freestanding two story Mixed Use Property  
Approximately 3,000 SF  
Lot Size:  $\pm$  3,777 SF  
Ground Floor - Retail, Office, or Storefront  
Second Floor - 3 Bedroom / 2 Bath Apartment  
Corner Lot - High Visibility Location  
Occupy ground floor commercial space and  
Rent second floor Apartment

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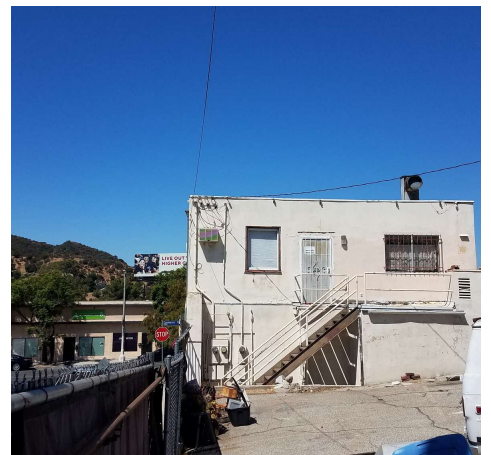
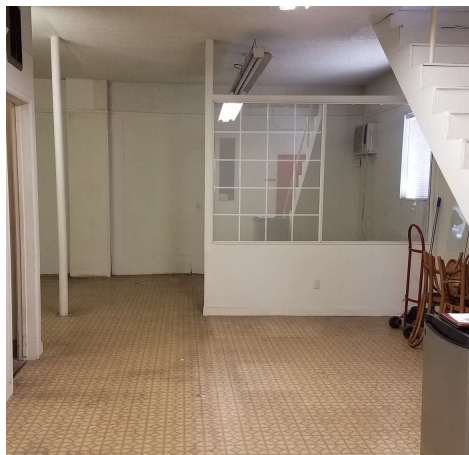
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swilcott@naicapital.com

CA DRE #01214447

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NAI Capital | 225 S. Lake Avenue, Suite M270 | Pasadena, CA 91101





**Scott Wilcott Jr., CCIM**

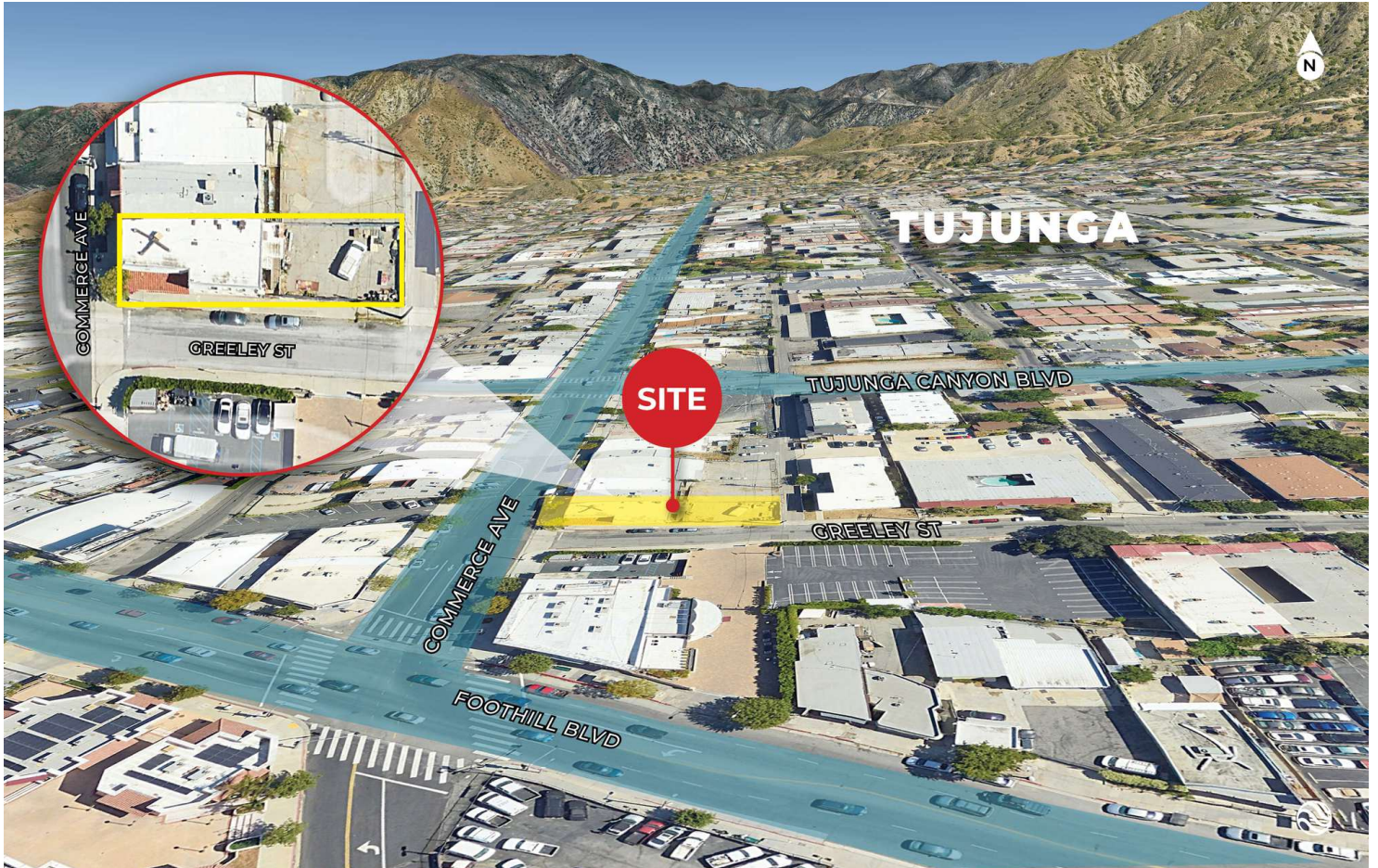
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# AERIAL MAP



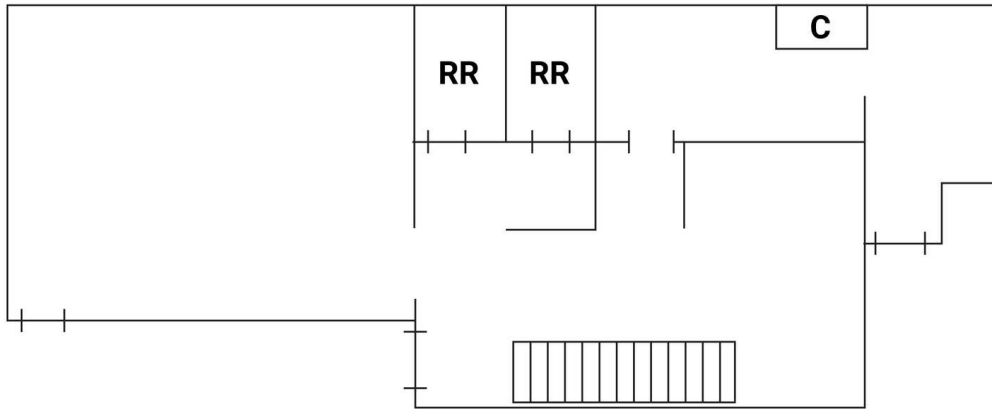
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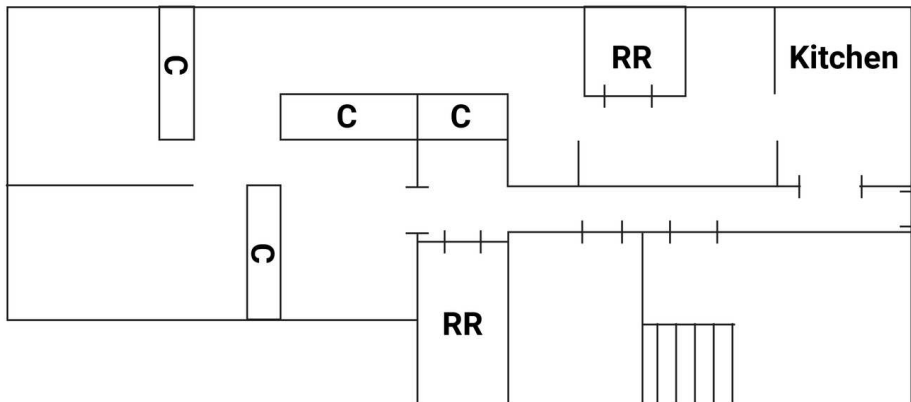
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## First Floor



## Second Floor



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