

Beverly & Co. ■

Commercial & Residential Investments

Joseph Siounit

Serving real estate market since 2000

Cell: 310-779-1145

Email: Joseph4RealEstate@yahoo.com

DRE No: 01299382

Beverly & Company

9350 Wilshire Blvd., Suite 250

Beverly Hills, California 90212

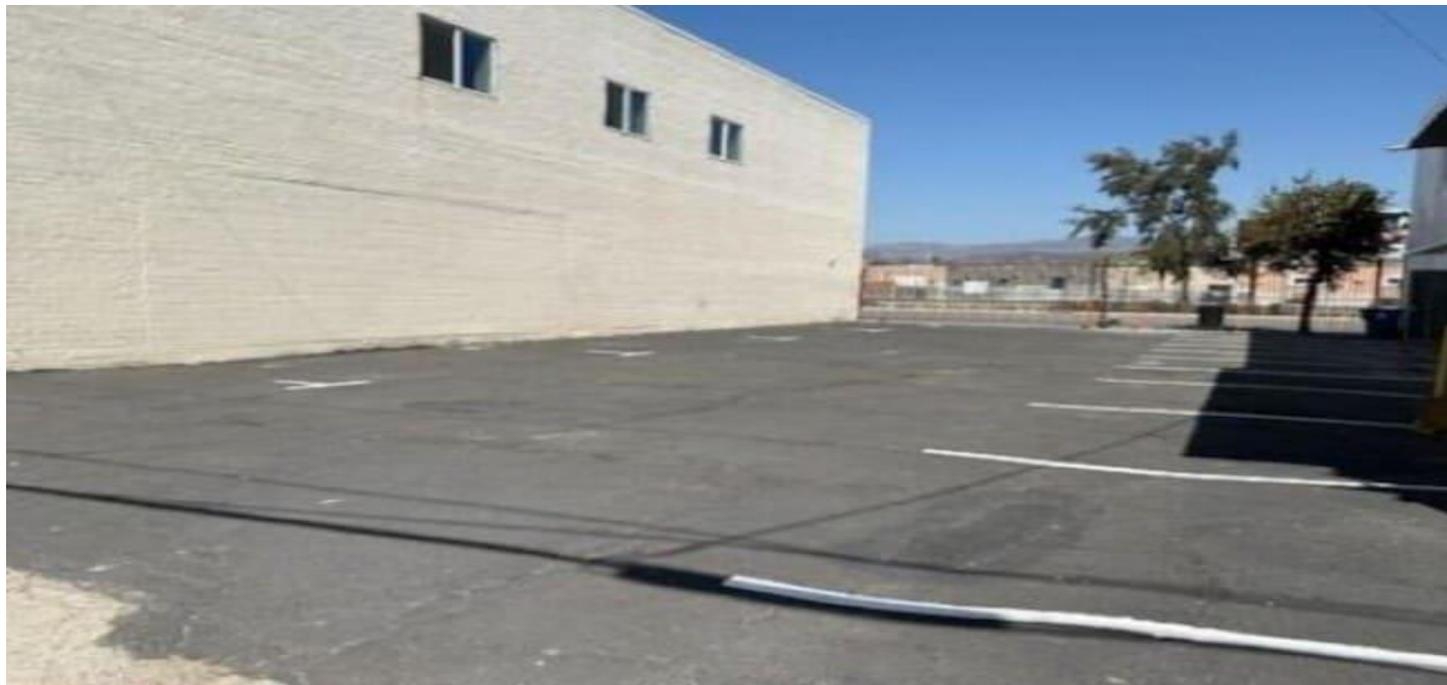
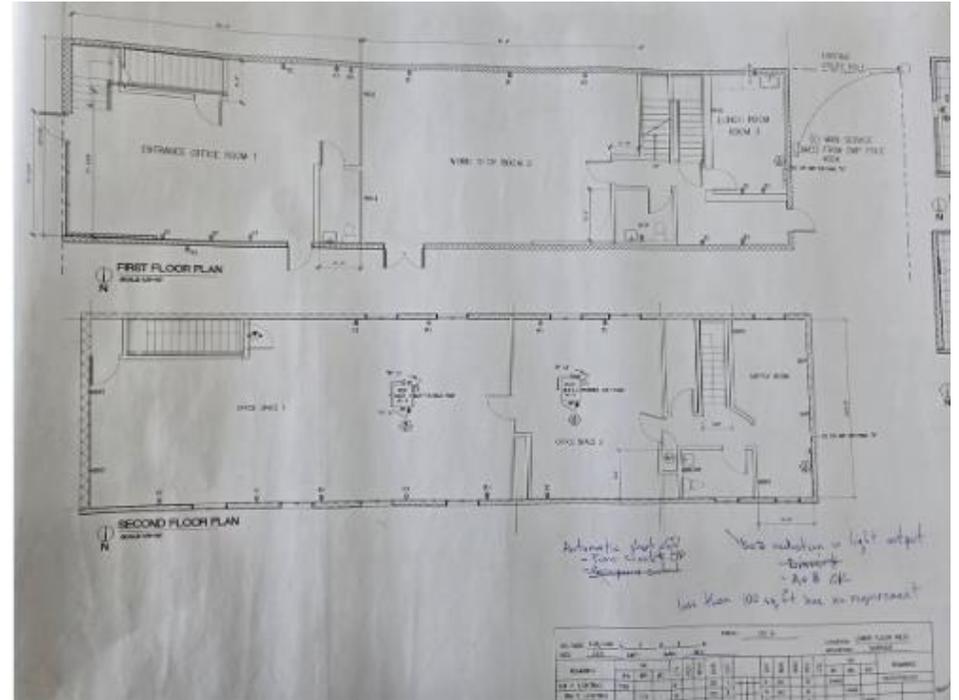
FOR SALE or LEASE

Address: 8111 San Fernando Rd, Sun Valley, CA 91352











Property Details:

Commercial property located in the heart of the City of Sun Valley, California, that has recently been renovated and is available for sale or lease. The building is a standalone, 2-story structure with approximately ±4,500 square feet of space on about ±6,600 square feet of land, which is situated in an Enterprise Zone (ZI No. 2374). The improvements benefit from prominent signage, in addition to 66' frontage on San Fernando Road with a high traffic count. New roof was installed in 2025, 3 Restrooms, 24 Hour Access, Fenced Lot with 16 parking spaces, 1 Ground Loading door, Air Conditioning. The property has C2-1VL zoning, which allows for a variety of commercial uses, and is located near the Sun Valley Metrolink station. Call today to set up an easy tour.

Building Area: ±4,500 SF Lot Size: ±6,600 SF, APN#: 2409-003-004 Power: 400 Amps, 3 Phase electrical service

Year Built: 1955 Zoning: C2-1VL Total Baths: 3

Lease Price: \$7,500 per month **Sale Price:** \$1,499,000.

.....
For additional information contact:

Joseph Siounit

Serving real estate market since 2000

Cell: 310-779-1145

Email: Joseph4RealEstate@yahoo.com

DRE No: 01299382

Beverly & Co ■

Commercial & Residential Investments

9350 Wilshire Blvd., Suite 250, BH, CA 90212

* **Important Notice:** Beverly & Company and their clients give notice that: The information contained herein has been obtained from sources believed 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. Any photographs, projections, opinions, measurements, zoning, square footage, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.