

7108 Remmet Avenue Canoga Park, CA 91303

THE NASIRI TEAM
REAL ESTATE

Mixed Use Building For Sale | 1,912 RSF | 7,499 SF Lot



7108-7112 Remmet Avenue Canoga Park, CA 91303

C2-Zoned Property | Across from Canoga Park Health Center | Near Westfield Topanga & The Village | Permitted for Medical, Retail, Office, Light Industrial & More | High Foot & Vehicle Traffic



Experience the Benefits of Ownership in Canoga Park, CA

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REAL ESTATE



Introducing a Prime C2 Commercial Building For Sale minutes away from Westfield Topanga Mall, The Village and across the street from Canoga Park Health Center. 7108-7112 Remmet Ave offers 4 units totaling 1,912 sqft and a rear lot of 5,537 sqft which is gated perfect for parking or expansion.

Tons of Commercial Uses are allowed. According to the City of Los Angeles Planning Department, 7108-7112 Remmet Ave is zoned C2, which permits a broad range of commercial uses including Medical Offices, Clinics, Pharmaceutical Retail, General Retail Stores, Professional Offices, Service-Based Businesses, Light Industrial Uses, Restaurants, Cafes, Residential Units Above the Ground Floor, and Many More.

Consistent Daily Exposure to Foot and Vehicle Traffic. Don't miss this rare opportunity to own in the heart of Canoga Park, California, a rapidly growing commercial hub surrounded by major retail, healthcare, and transit access. Whether you're an investor, developer, or business owner, this property delivers location, flexibility, and long term value!

C2-zoned – Ideal for Medical, Retail, Office & More | Across from Canoga Park Health Center | Minutes from Westfield & The Village | High Foot & Vehicle Traffic



Property Information

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Address: 7108 Remmet Ave, Canoga Park, CA 91303

Market: San Fernando Valley / Canoga Park

Zoning: C2 – Commercial / Mixed-Use | Use: Flex

Building Size: 1,912 SF

Lot Size: 7,499 SF / 0.17 Acres

Year Built: 1955 | Ongoing Upgrades

Parking: Gated rear lot with alley access

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Tenancy: Multi-Tenant

Transit Access: Near Metro Orange Line & Public Bus Routes

Proximity Highlight: 1.5 miles to Westfield Topanga & The Village

Local Foot Traffic: Surrounded by businesses, across from Canoga Park Health Center

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Hotspot of the San Fernando Valley, Los Angeles

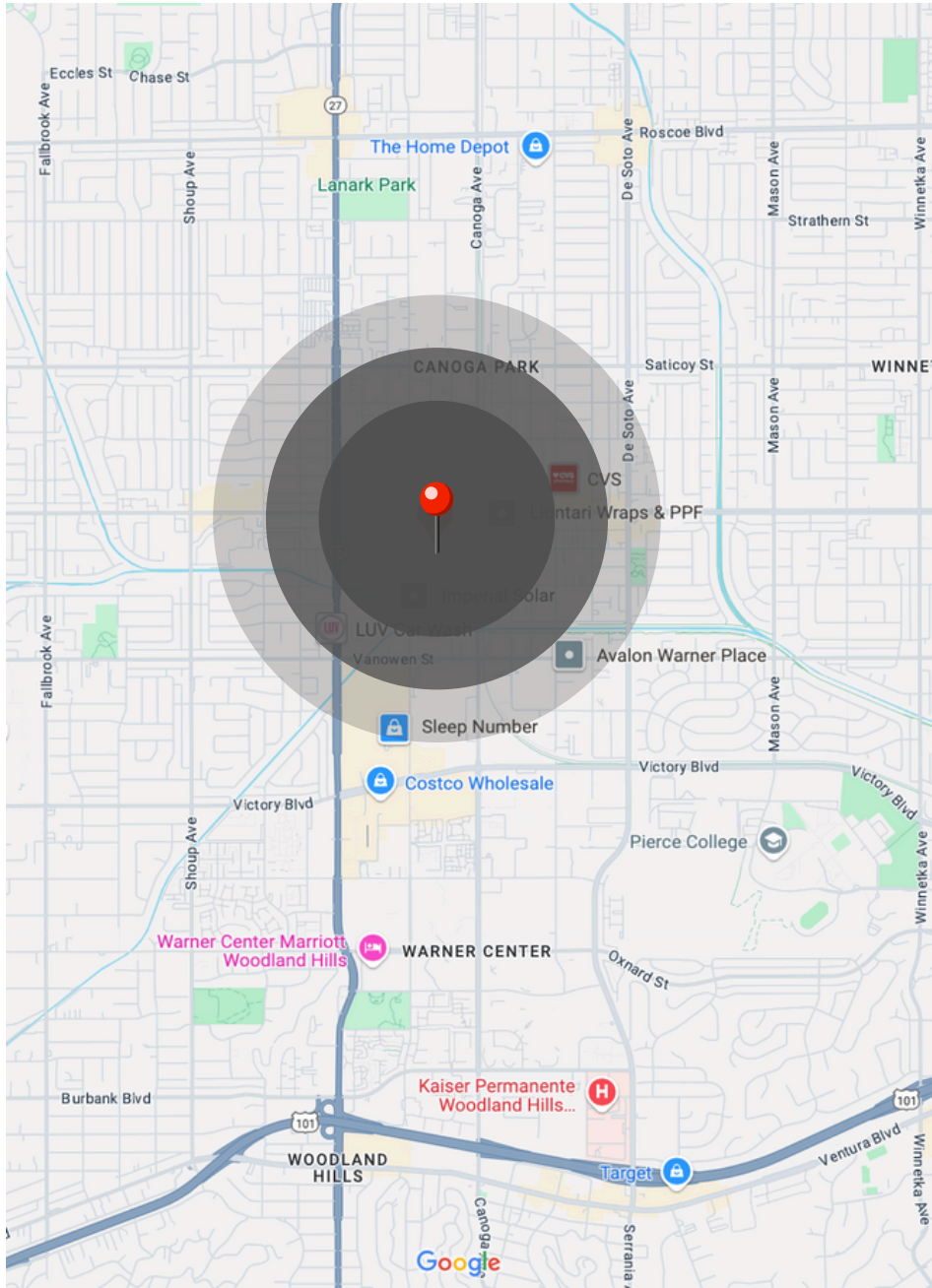
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818
235
7073



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1-mile radius - 41,330 residents - Male: 20,367 - Female: 20,894

2-mile radius - 85,000 residents - Male: 42,100 - Female: 42,900

3-mile radius - 180,000 residents - Male: 89,100 individuals - Female: 90,900 individuals

**Amenities Within 1 mile Distance:
(Partial Lists):**

Food and Beverage:

- In-N-Out Burger
- Starbucks
- McDonald's
- Taco Bell
- BJ's Restaurant & Brewhouse
- Subway
- Stonefire Grill
- Jack in the Box
- JOEY Woodland Hills

Health & Fitness:

- 24 Hour Fitness
- LA Fitness
- Crunch Fitness
- Restore Health & Wellness Center
- Canoga Park Health Center
- White Smiles Dental

Convenience & Entertainment :

- 7-Eleven
- CVS Pharmacy
- Walgreens
- AMC Fallbrook 7
- AMC DINE-IN Topanga 12

Transportation:

- METRO G (Orange) Line – Canoga Station
- Multiple Metro Bus Lines: 150, 152, 162, 165
- Electric Vehicle Charging – ChargePoint & Volta
- Chevron, Mobil & Shell Fuel Stations Nearby

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FOR
MORE
INFO
CALL



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