

Available SF 5,089 SF

Industrial For Sale

Building Size 5,089 SF


**Address:** 7704 Clybourn Ave, Sun Valley, CA 91352

**Cross Streets:** Clybourn Ave/Keswick St

 Rare Small Mfg Building  
 Multiple Electric Meters  
 Offered "As Is/Where Is"

**Sale Price:** \$1,900,000.00  
**Sale Price/SF:** \$373.35  
**Available SF:** 5,089 SF  
**Prop Lot Size:** 0.16 Ac / 6,772 SF  
**Taxes:** \$4,996  
**Yard:** Yes  
**Zoning:** M1

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 0  
**DH Doors/Dim:** 1  
**A: 600 V: 480 O: 3 W:**  
**Construction Type:** Concrete  
**Const Status/Year Blt:** Existing / 1955R61

**Whse HVAC:**  
**Parking Spaces:** / **Ratio:**  
**Rail Service:** No  
**Specific Use:** Manufacturing

**Office SF / #:** 100 SF / 1  
**Restrooms:** 2  
**Office HVAC:** None  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** COE  
**Vacant:** Yes  
**To Show:** Call broker  
**Market/Submarket:** East SFV  
**APN#:** 2466-030-017

**Listing Company:** Delphi Business Properties, Inc.  
**Agents:** [David Hoffberg, SIOR 818-933-7117](mailto:david@go2delphi.com)

**Listing #:** 43505510

**Listing Date:** 10/08/2025

**FTCF:** CB000N000S000

**Notes:** Property being offered in "as-is / where-is" condition. All information contained herein is estimated & must be verified by Buyer.