

# Just Listed

**0.52 ACRE CORNER LOT | BUILD 204 UNITS**

**PRICE \$4,000,000**

Buildable Units 204

Lot Size (SF) 22,529

Lot Size (Acres) 0.52

Price/SF-Land \$177.55

Price/Buildable \$19,608

**6167 Sylmar Ave  
Van Nuys, CA 91401**



**Marcus & Millichap**  
LAAA TEAM

Expertise | Execution | Excellence

- 6:1 FAR by Right, 9.3:1 FAR with DB
- Zoned C2, TOC Tier 4
- Build 112 Units By-Right
- Build 204 Units with TOC
- Next to Van Nuys Courthouse
- Located in Opportunity Zone
- No Height Restriction



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