

VAN NUYS OFFICE BUILDING FOR SALE

1,788 SF Building on 3,500 SF of Land

Sale Price Reduced!

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MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

EXECUTIVE SUMMARY

14540 SYLVAN STREET, VAN NUYS, CA 91411

BUILDING AREA 1,788± SF

LAND AREA 3,500± SF

YEAR BUILT 1939

ZONING LA [Q]C1.5-1VL-CDO

APN 2241-012-010

PARKING 4 Surface Spaces

PARKING RATIO 2.24 (Per 1,000 SF)

POWER 200A/120-480V/3W

TOC Tier 3

OPPORTUNITY ZONE Yes

COUNCIL DISTRICT CD 6 – Imelda Padilla

NEIGHBORHOOD COUNCIL Van Nuys

SALE PRICE: ~~\$950,000~~ \$895,000 (\$500.56 PER SF)
Seller Financing Available (Call Broker)

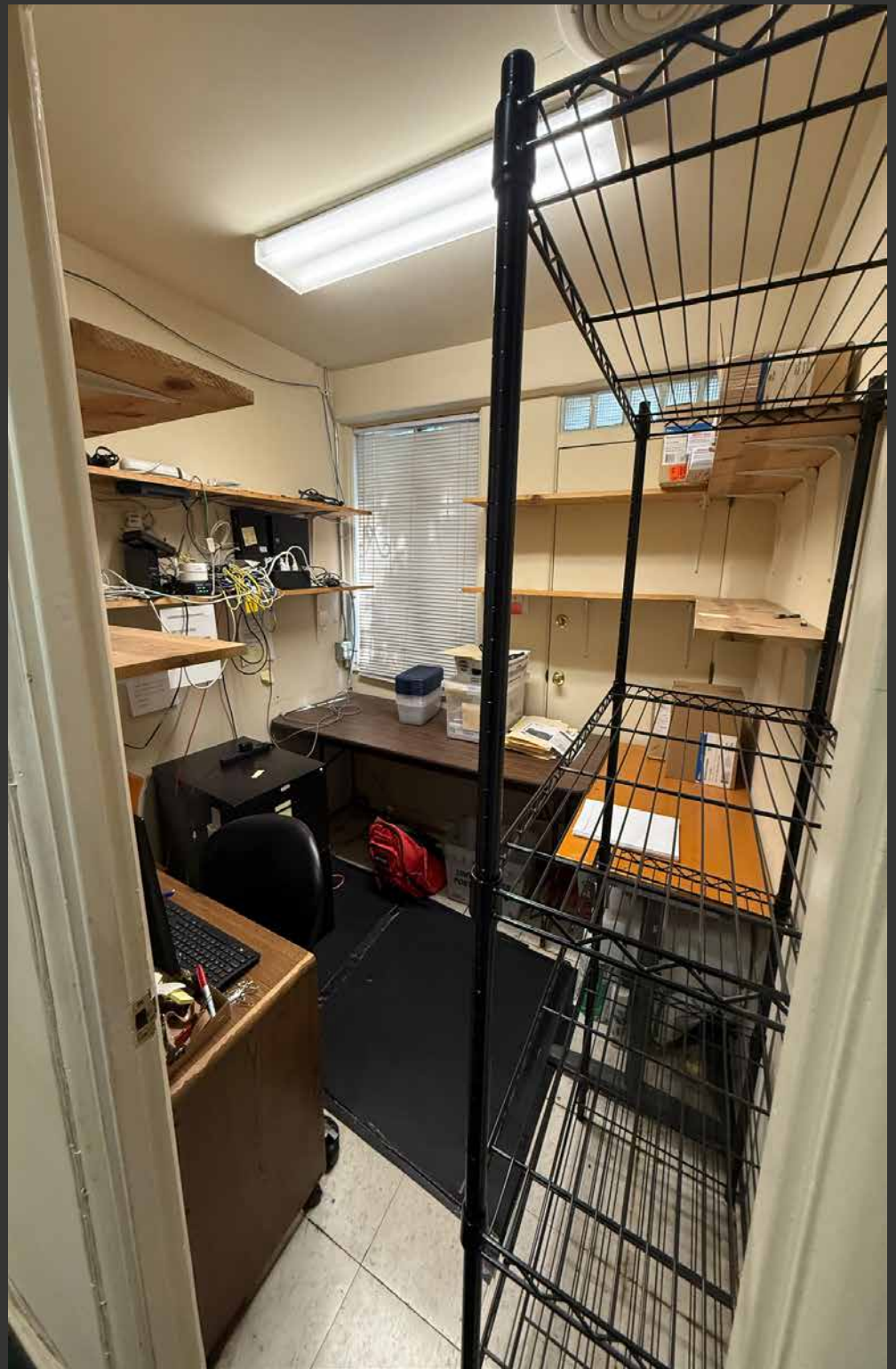


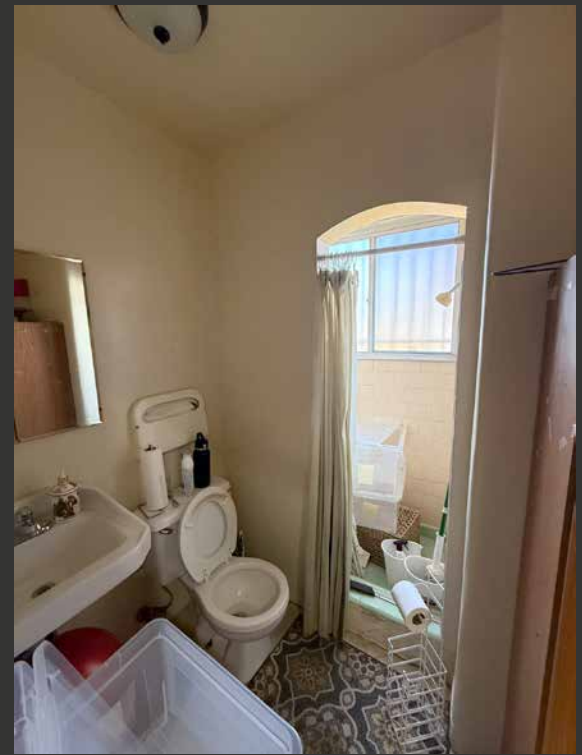
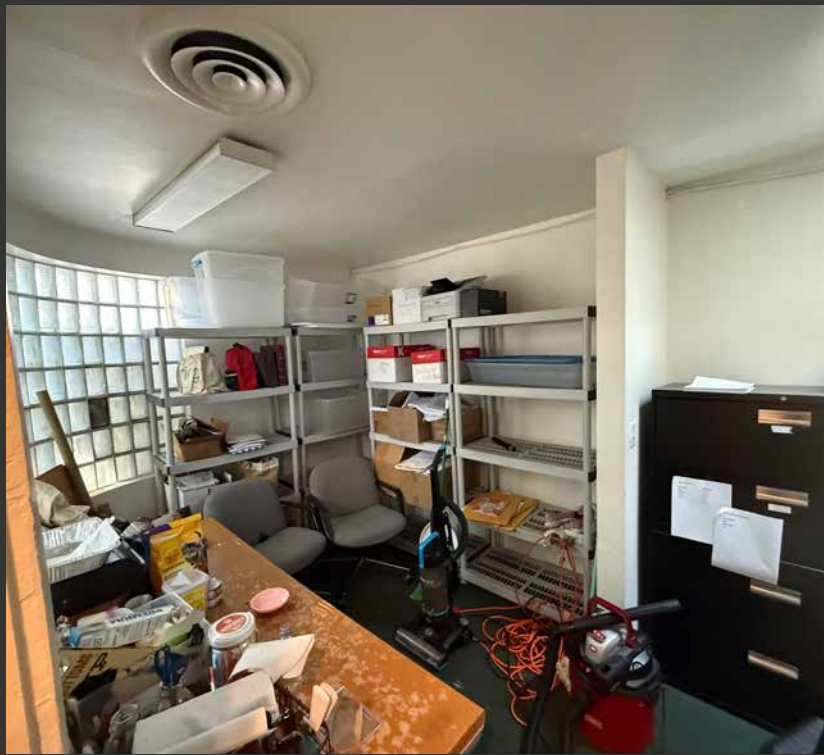


PROPERTY HIGHLIGHTS

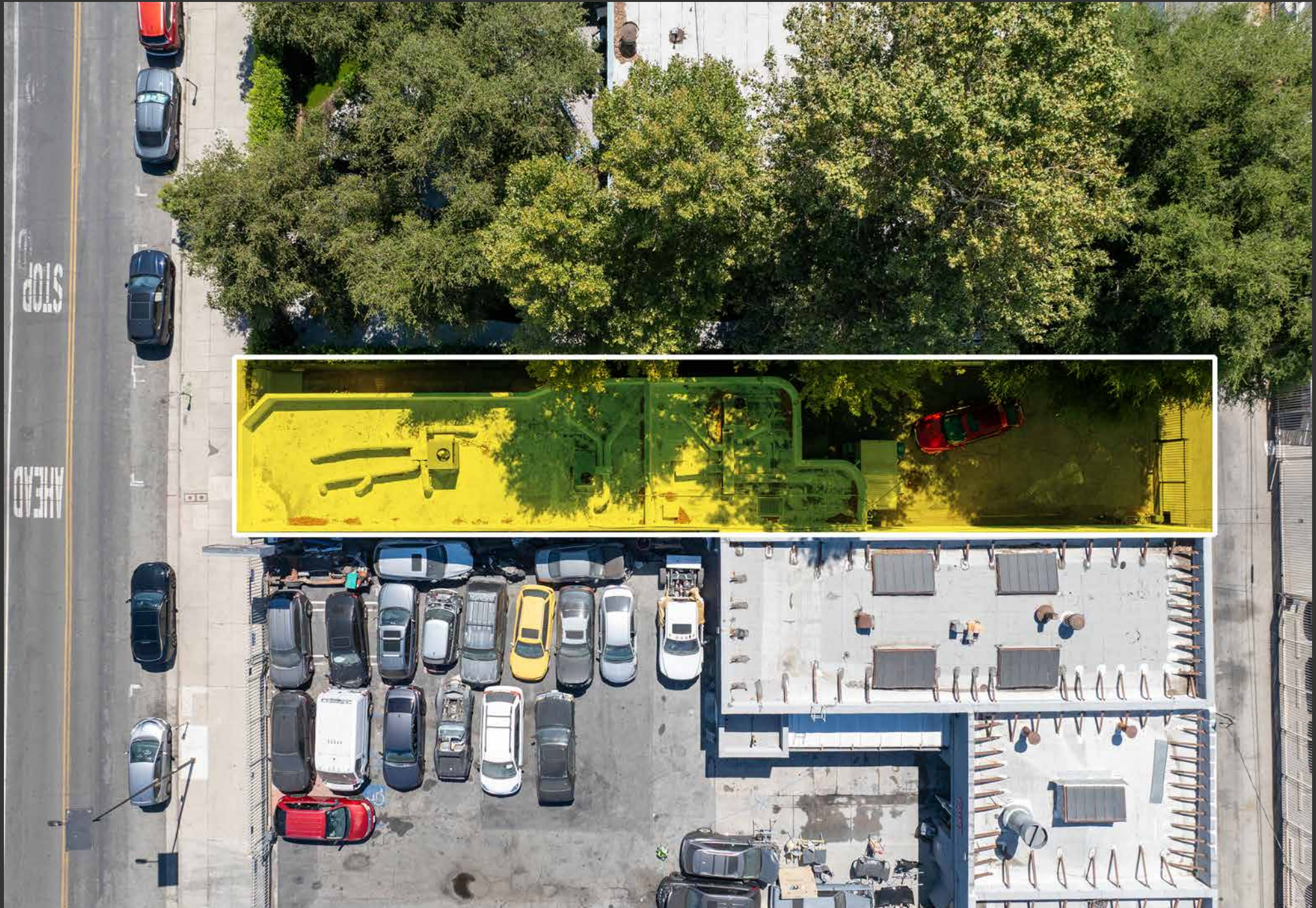
- Rare, small commercial property
- 1-story single tenant office building
- Ideal owner-user SBA opportunity (10% down payment)
- Many possible professional and creative uses
- Includes rear gate parking lot off the alley for 4 vehicles
- 25' x 140' lot dimensions
- HVAC throughout
- Reception lobby, open area, private offices, kitchen, storage area, 2 restrooms
- Great location 2 blocks south of Victory Blvd just west of Van Nuys Blvd
- 1-mile east of the San Diego (405) Freeway and 2-miles north of the Ventura (101) Freeway
- Located in Designated Qualified Opportunity Zone (tax benefits)



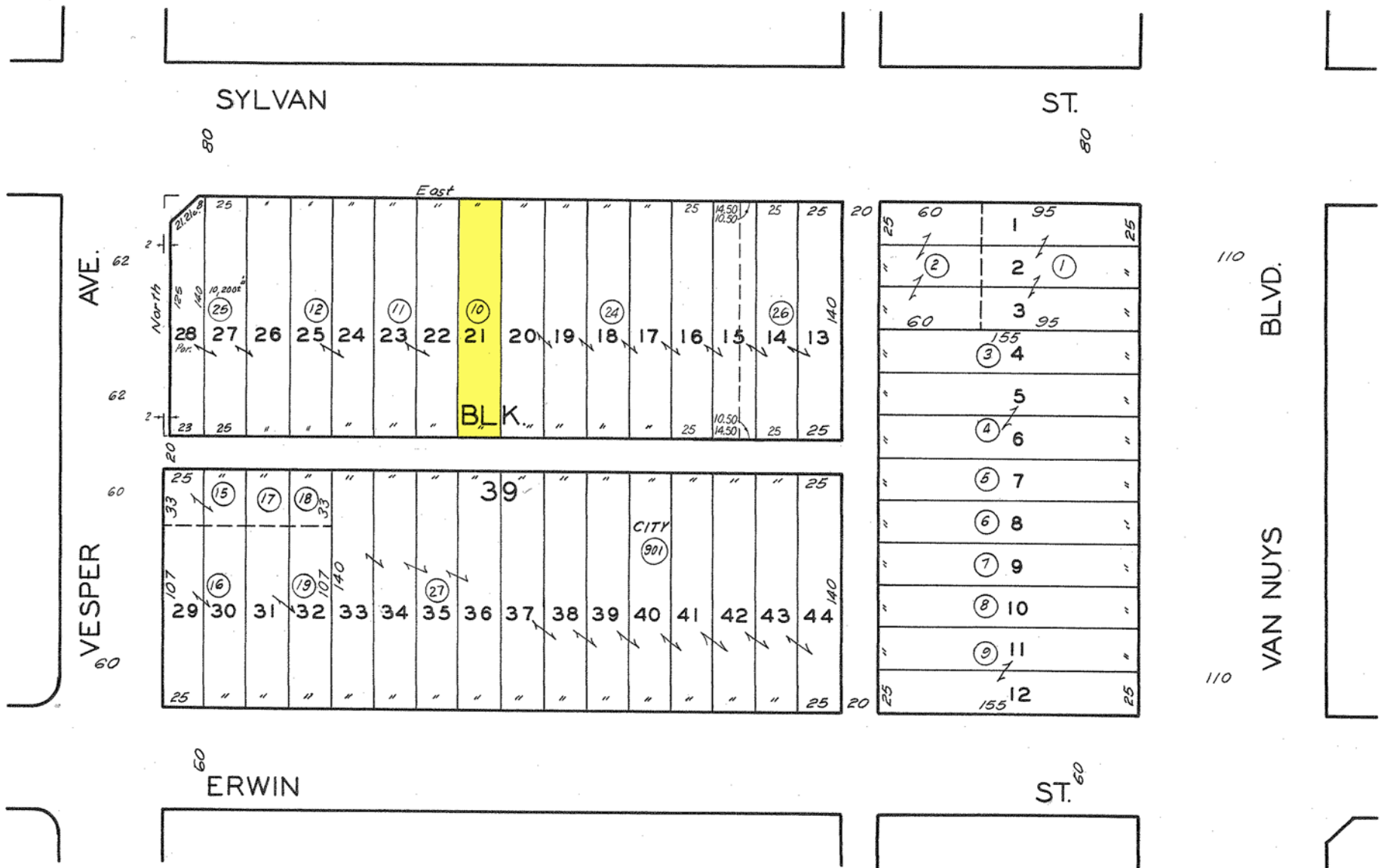




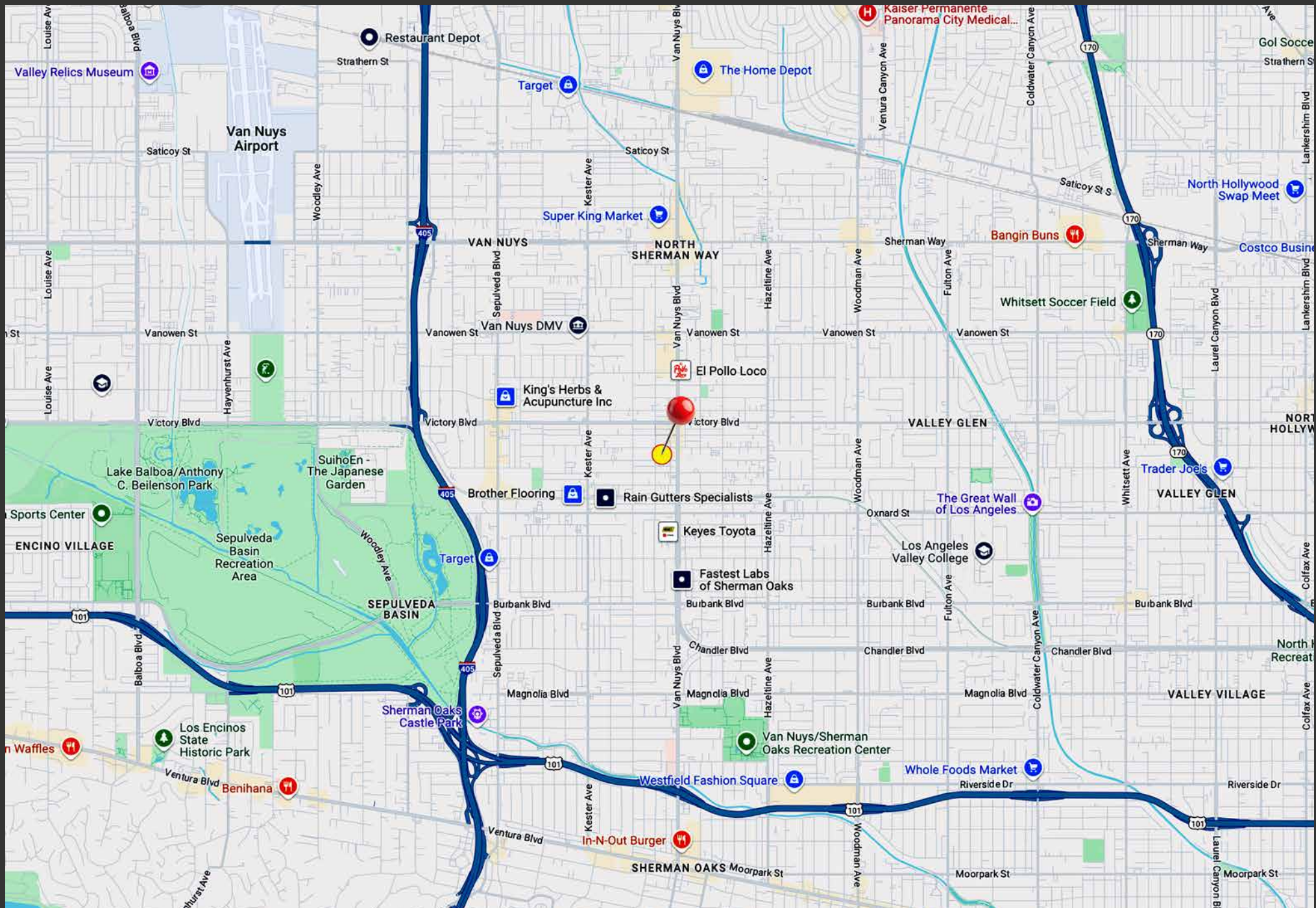
AERIAL PHOTO



PLAT MAP



AREA MAP

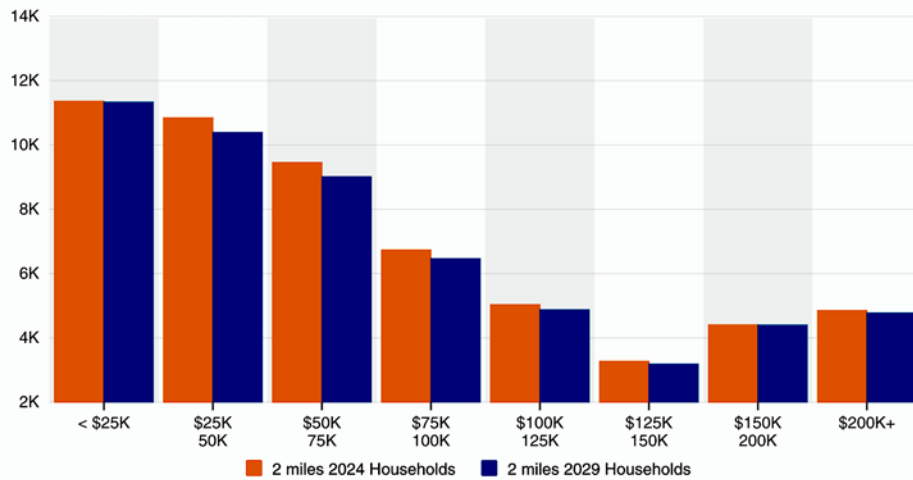


(Office Properties Sold Within a 3-Mile Radius of Subject)

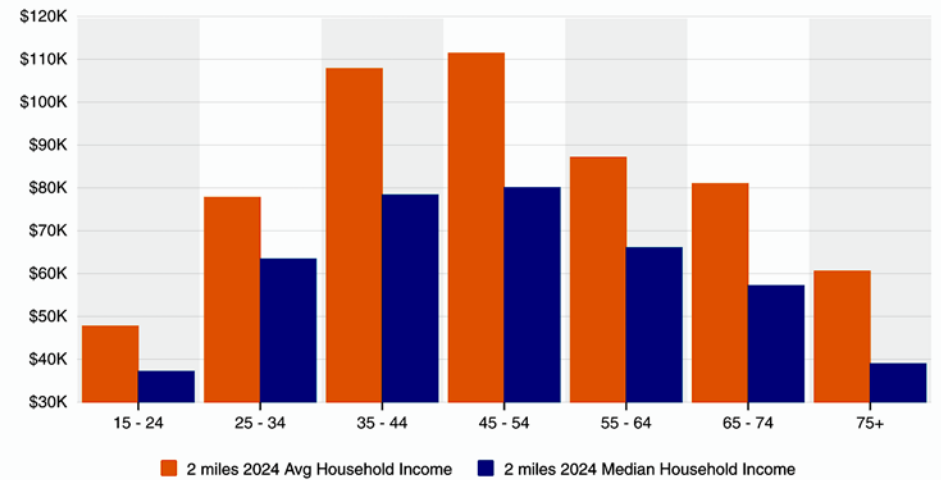
	Address	City	ZIP	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	14432-14434 Gilmore St	Van Nuys	91401	Medical Office	3,082	8,276	In Escrow	\$1,699,999	\$551.59
	14530 Hamlin St	Van Nuys	91411	Office	4,351	7,200	11/29/2024	\$1,850,000	\$425.19
	15217 Burbank Blvd	Sherman Oaks	91411	Office	2,387	9,426	05/28/2024	\$1,650,000	\$691.24
	14536 Friar St	Van Nuys	91411	Office	1,988	5,227	10/17/2023	\$1,300,000	\$653.92
	14915 Sherman Way	Van Nuys	91405	Office	2,122	5,227	07/18/2023	\$1,080,000	\$508.95
	5816 Van Nuys Blvd	Van Nuys	91401	Office	1,963	3,358	06/27/2023	\$750,000	\$382.07
AVERAGE BUILDING PRICE PER SQ.FT.:									\$535.49

DEMOGRAPHICS

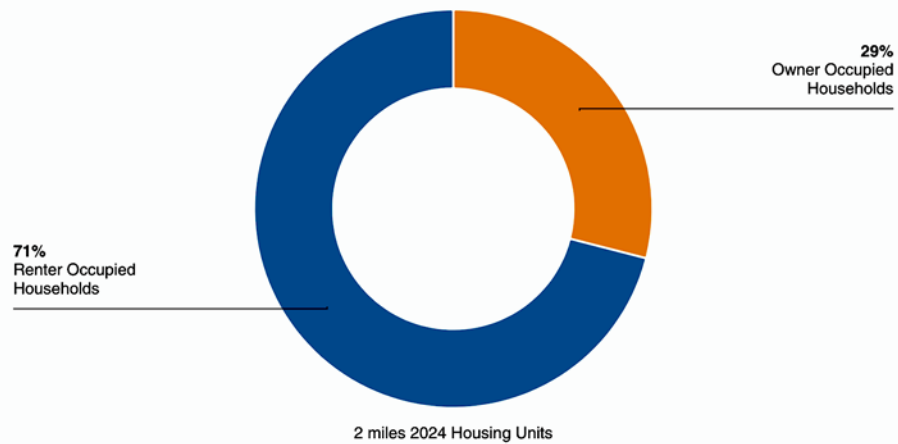
Household Income



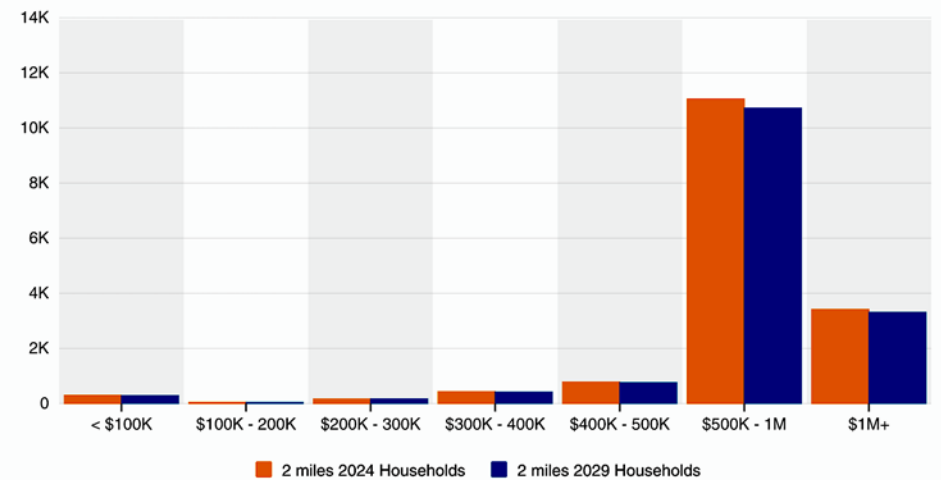
Household Income By Age



Housing Occupancy



Home Values



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Presented by:



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