

# 4419 Van Nuys Boulevard

Sherman Oaks, CA 91403

Highly Desirable Sherman Oaks Medical/Office Building For Sale



For Sale

## PROPERTY HIGHLIGHTS:

- Recently Renovated common areas and restrooms
- Easy 101 Fwy Access at Van Nuys Boulevard
- Within ½ mile from Sherman Oaks Hospital
- Abundant Surface Parking
- Close to numerous Restaurants & Shops
- SBA Financing



**PACIFIC PARTNERS**  
COMMERCIAL, INC.

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## Building Entry and Suites



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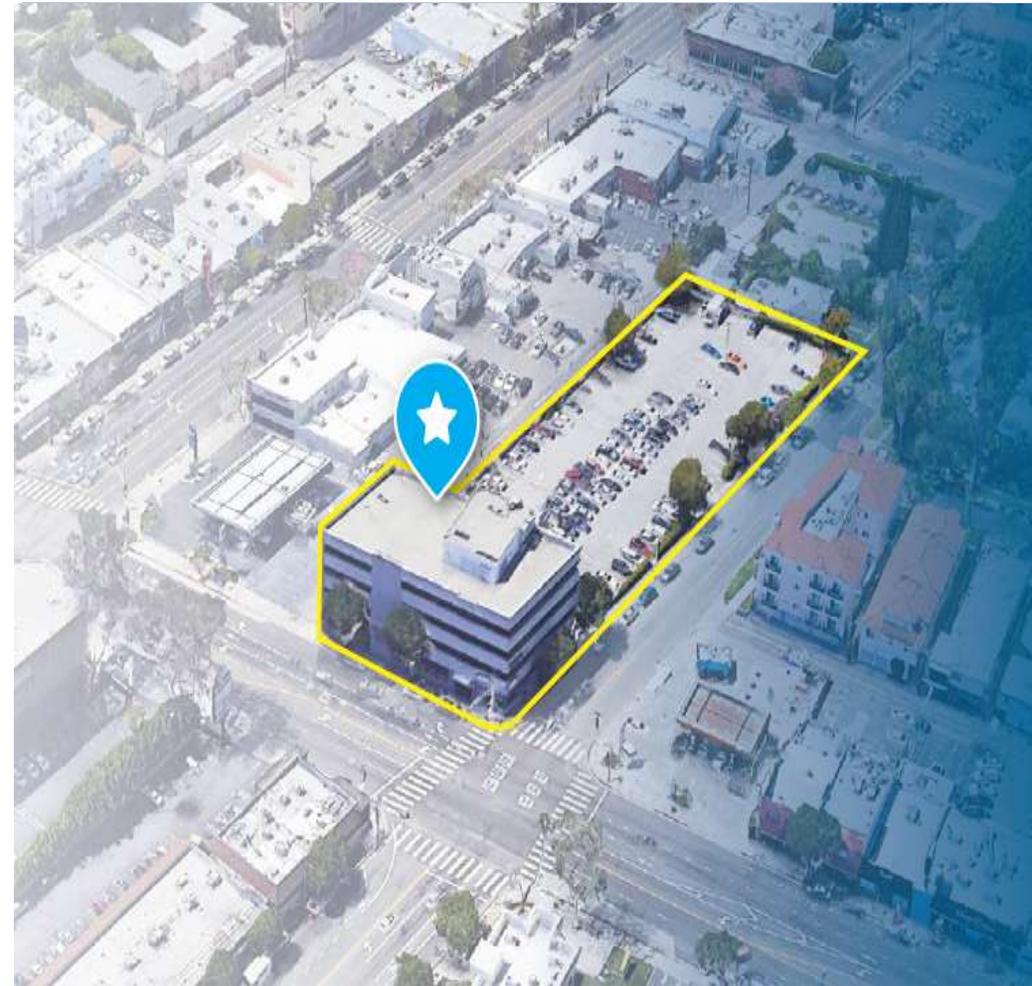
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## Sale Details

Summary	Terms
Assessors Parcel Number:	2265-010-013
Sale Price:	\$ 11,900,000
Building Size: (4 stories)	36,363 SF
Zoning:	LAC2 allows for R4 uses
Lot Size	51,051 SF (1.17 acres)
Year Built:	1962; remodeled 1994
Parking	128 spaces (3.52 per 1000)

## Site Location & Boundaries



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Parking – 128 spaces



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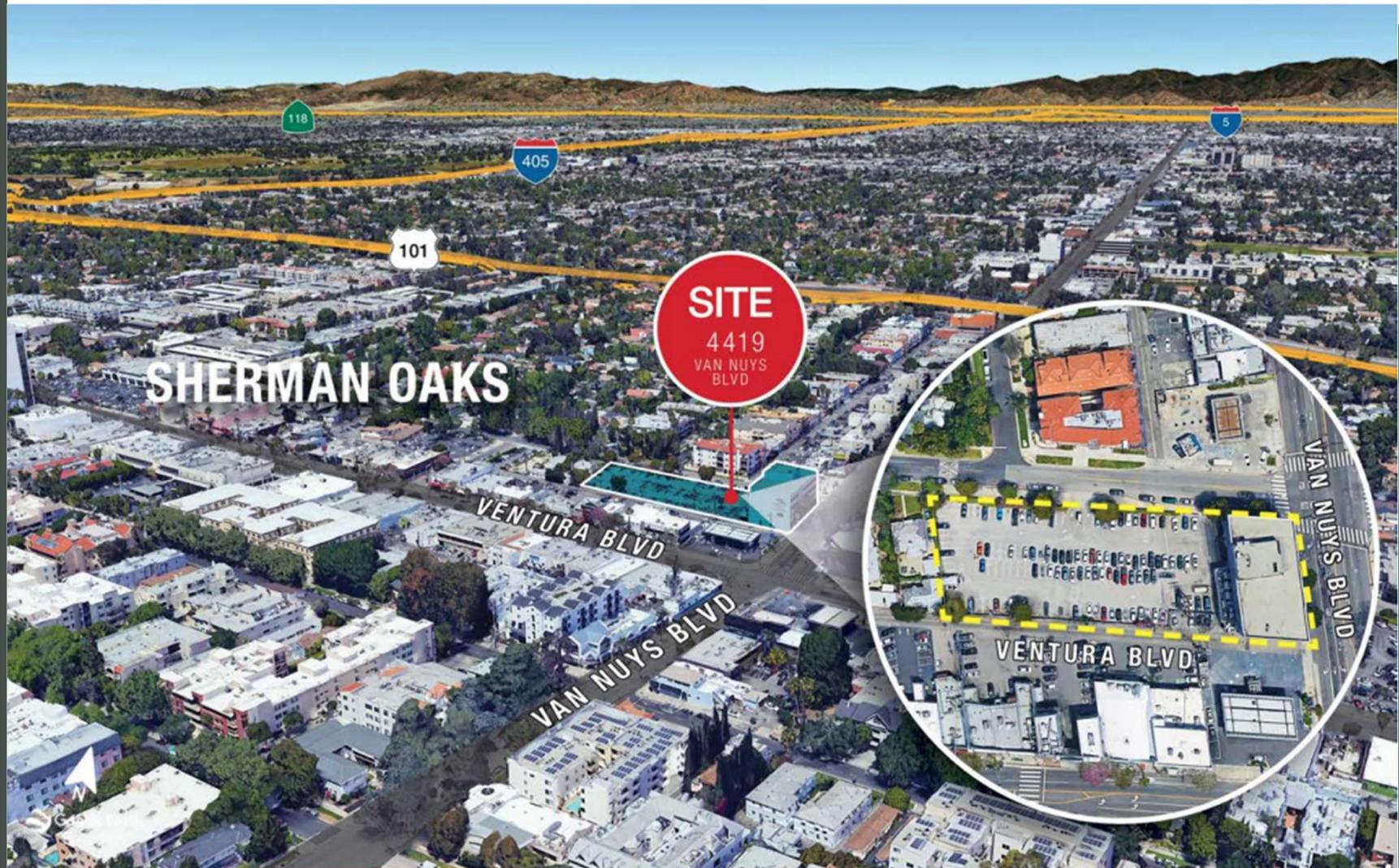
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Site Map



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Aerial Map



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## Amenities Map



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Owner-User Opportunity

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