



PINNACLE
ESTATE PROPERTIES, INC.
COMMERCIAL DIVISION

22414 13th Street, Santa Clarita, CA

Listed at \$679,000

Peter Andrews Daniel Andrews
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The Andrews Group has been retained to exclusively list 22414 13th Street in Newhall, CA. This offers a great opportunity to own a small investment property in the up-and-coming Santa Clarita Valley. This fully gated, secured lot consists of two separate parcels combined to create over 12,000 square feet of Industrial land with 352 sf of office and +/- 500 sq. ft. of secured garage storage. The lot is also accessible from multiple access points in the front and the back.

Although currently occupied by two separate tenants, a perfect location for any contractor to park his trucks, secure his tools, and get work done with some small office space. If looking for Owner/User Opportunity, please call for more information. Arrangements can be made.

Located in the center of Newhall, just steps from Railroad Avenue and around the corner from many of the cities major amenities such as Main Street and the brand new Newhall Library.



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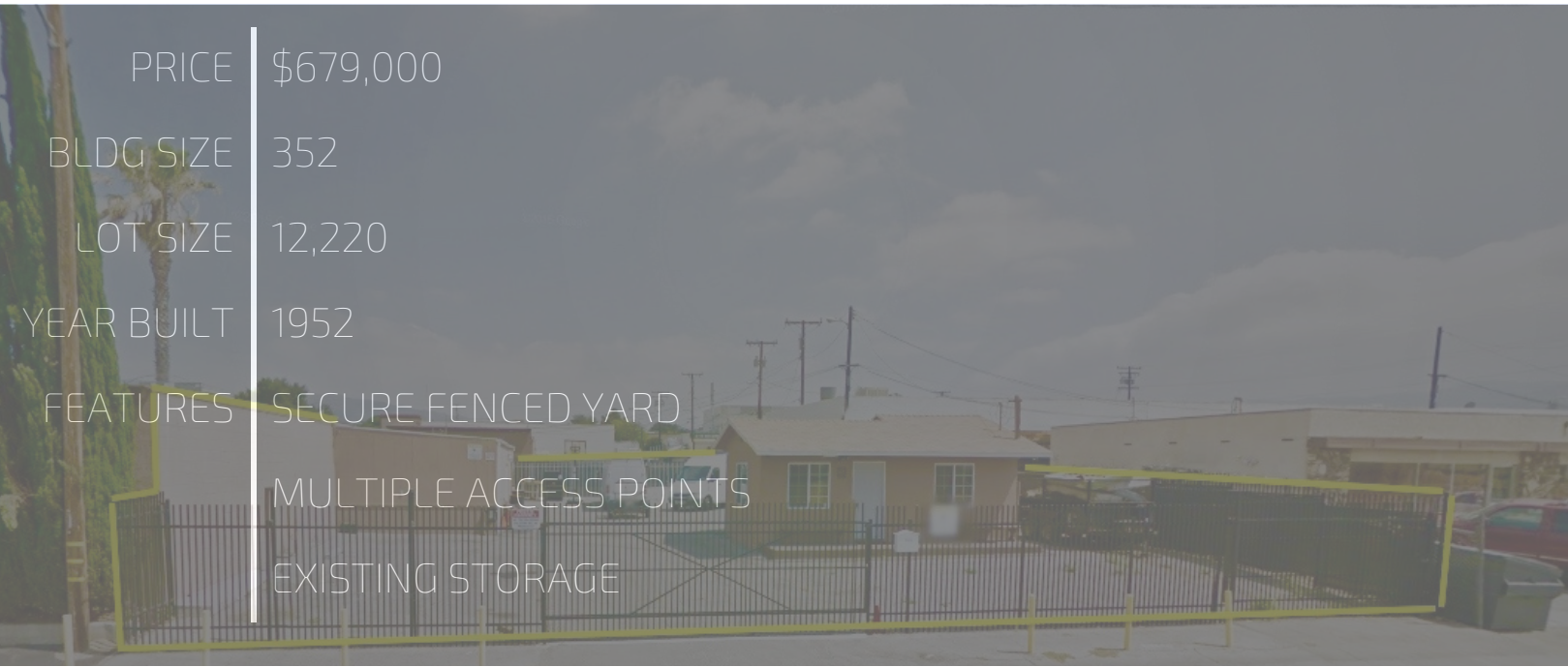
PRICE \$679,000

BLDG SIZE 352

LOT SIZE 12,220

YEAR BUILT 1952

FEATURES
SECURE FENCED YARD
MULTIPLE ACCESS POINTS
EXISTING STORAGE



SUBJECT PROPERTY

22414 13th Street
Santa Clarita, CA

\$679,000

NEWHALL LIBRARY



RAILROAD AVE

MAIN STREET

OLD TOWN NEWHALL

RAILROAD AVE

MAIN STREET

Rafters



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