

VAN NUYS OFFICE BUILDING FOR SALE

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



Located One Block From Van Nuys Courthouse



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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 located one block from the Van Nuys Courthouse

- 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

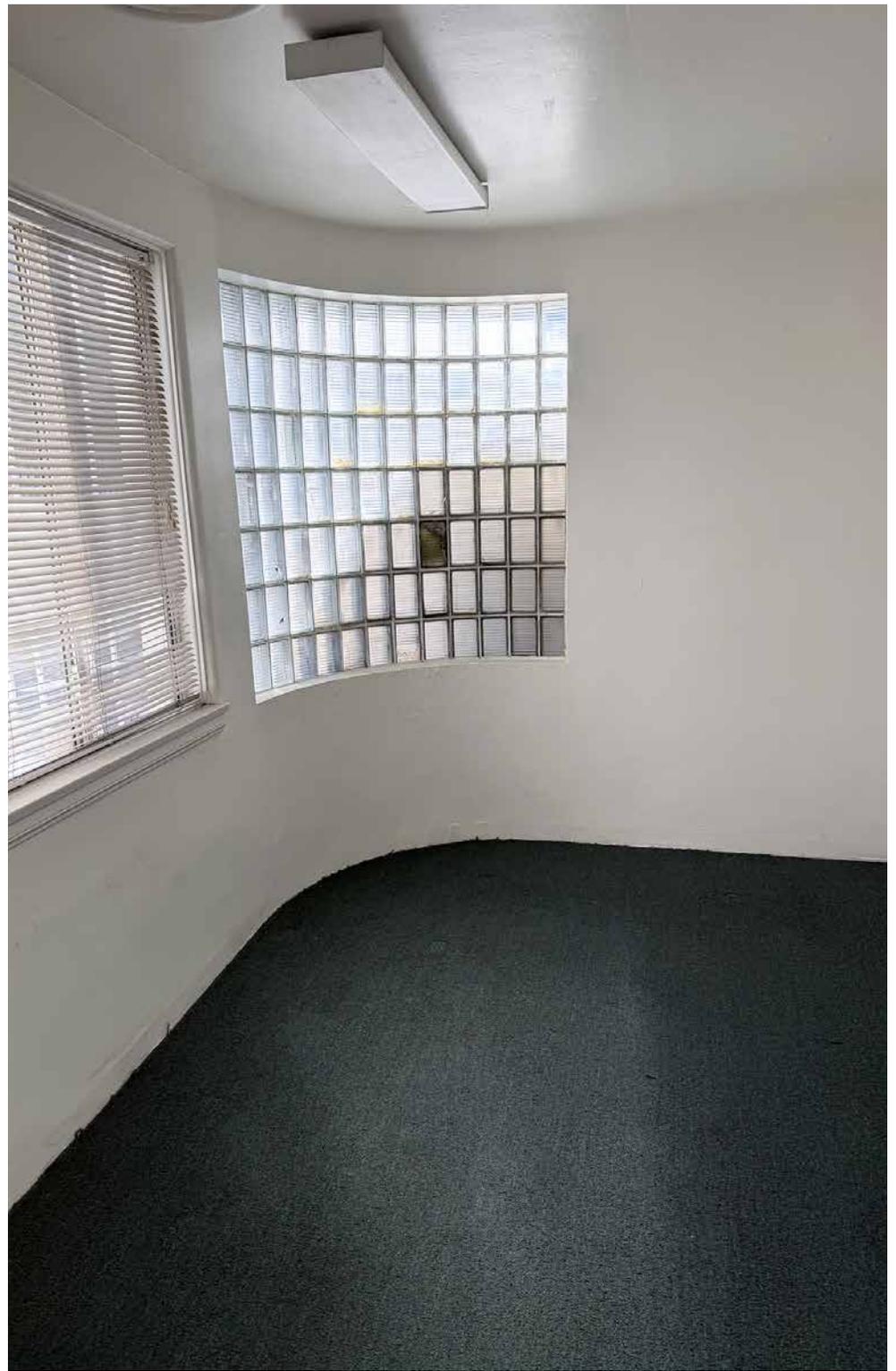
- HVAC throughout

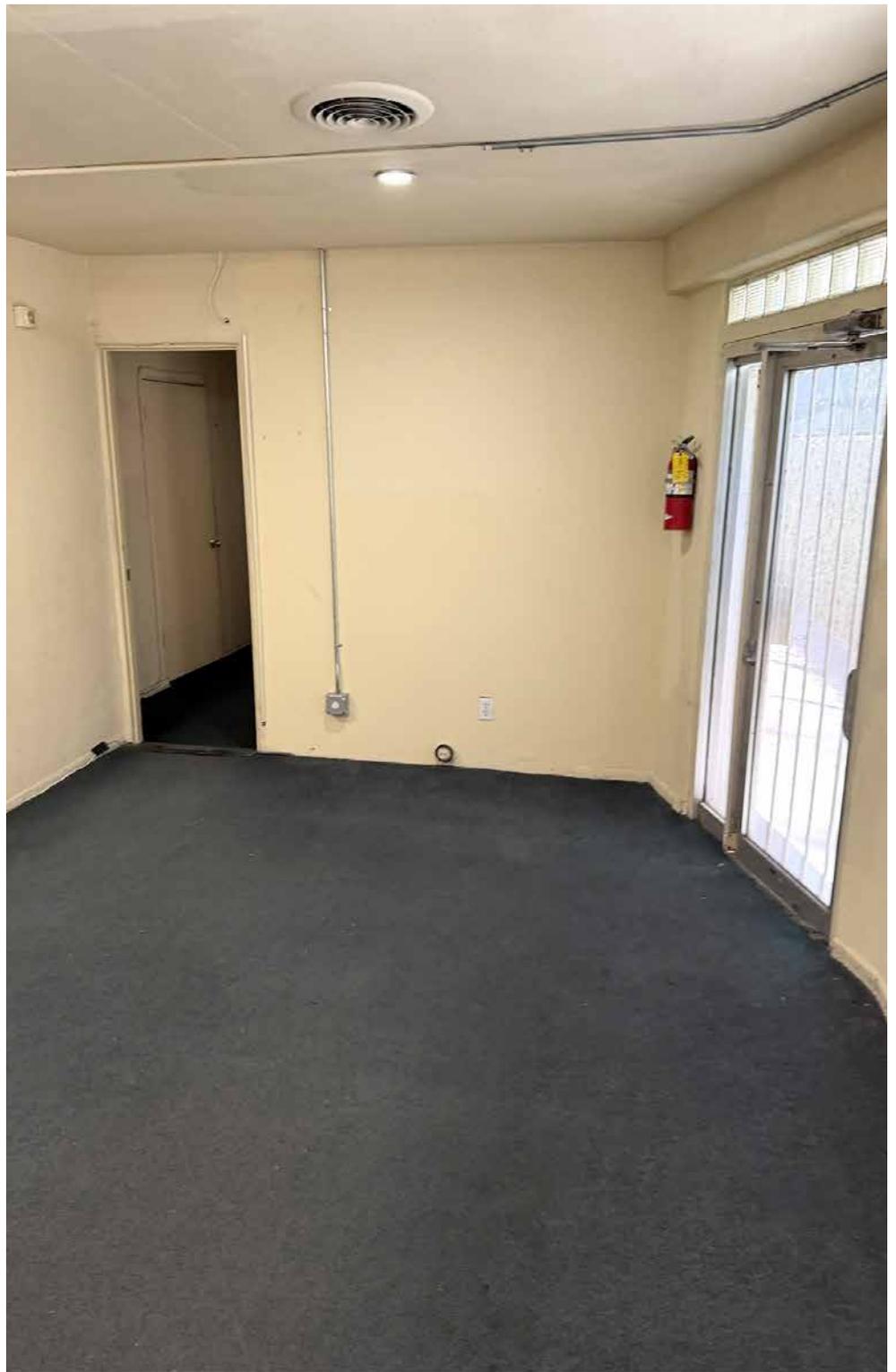
- Reception lobby, open area, private offices, kitchen, storage area, 2 restrooms

- Great location 2 blocks south of Victory Blvd just west of Van Nuys Blvd

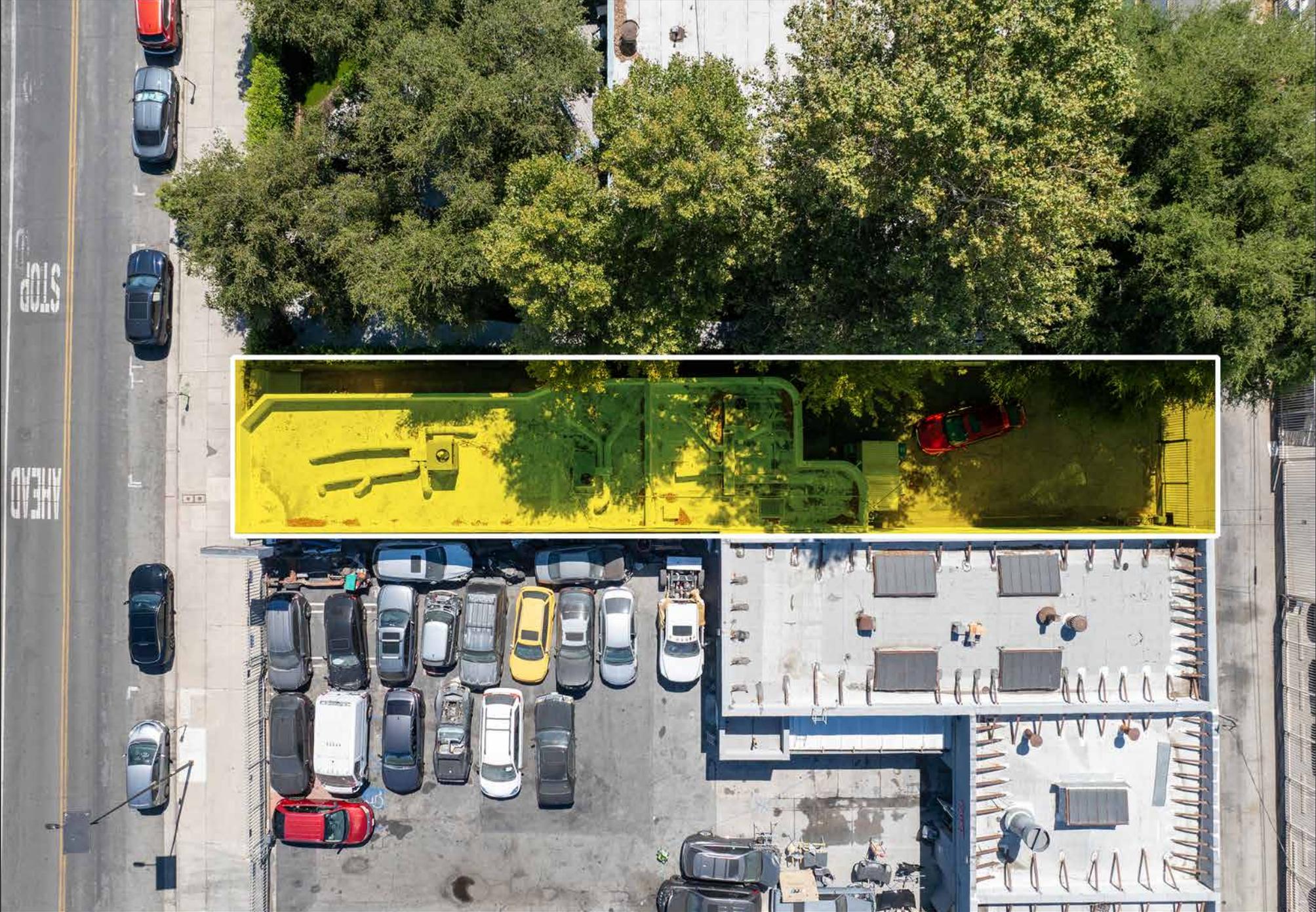
- 1-mile east of the San Diego (405) Freeway and 2-miles north of the Ventura (101) Freeway

- Located in Designated Qualified Opportunity Zone (tax benefits)

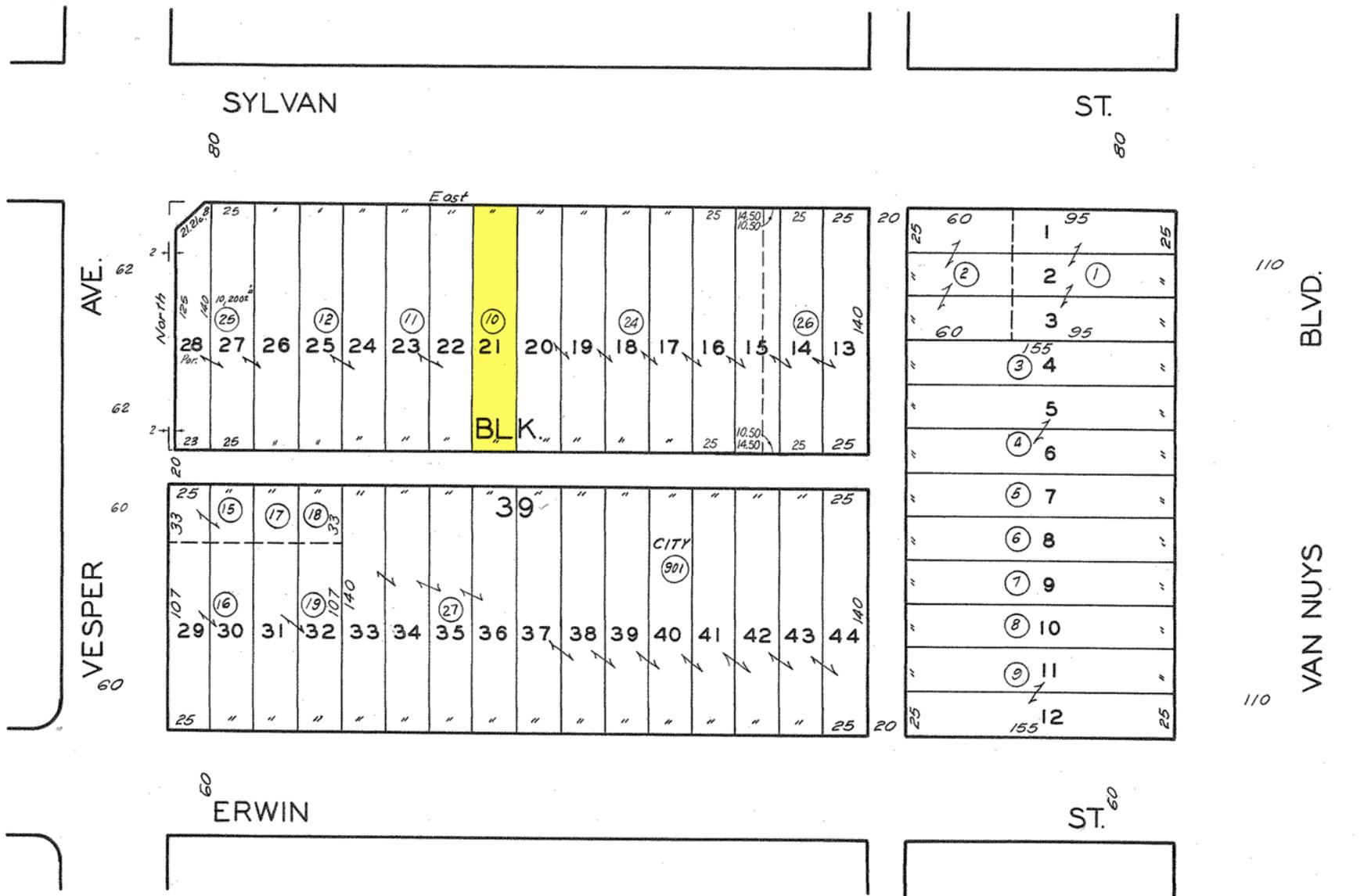




AERIAL PHOTO



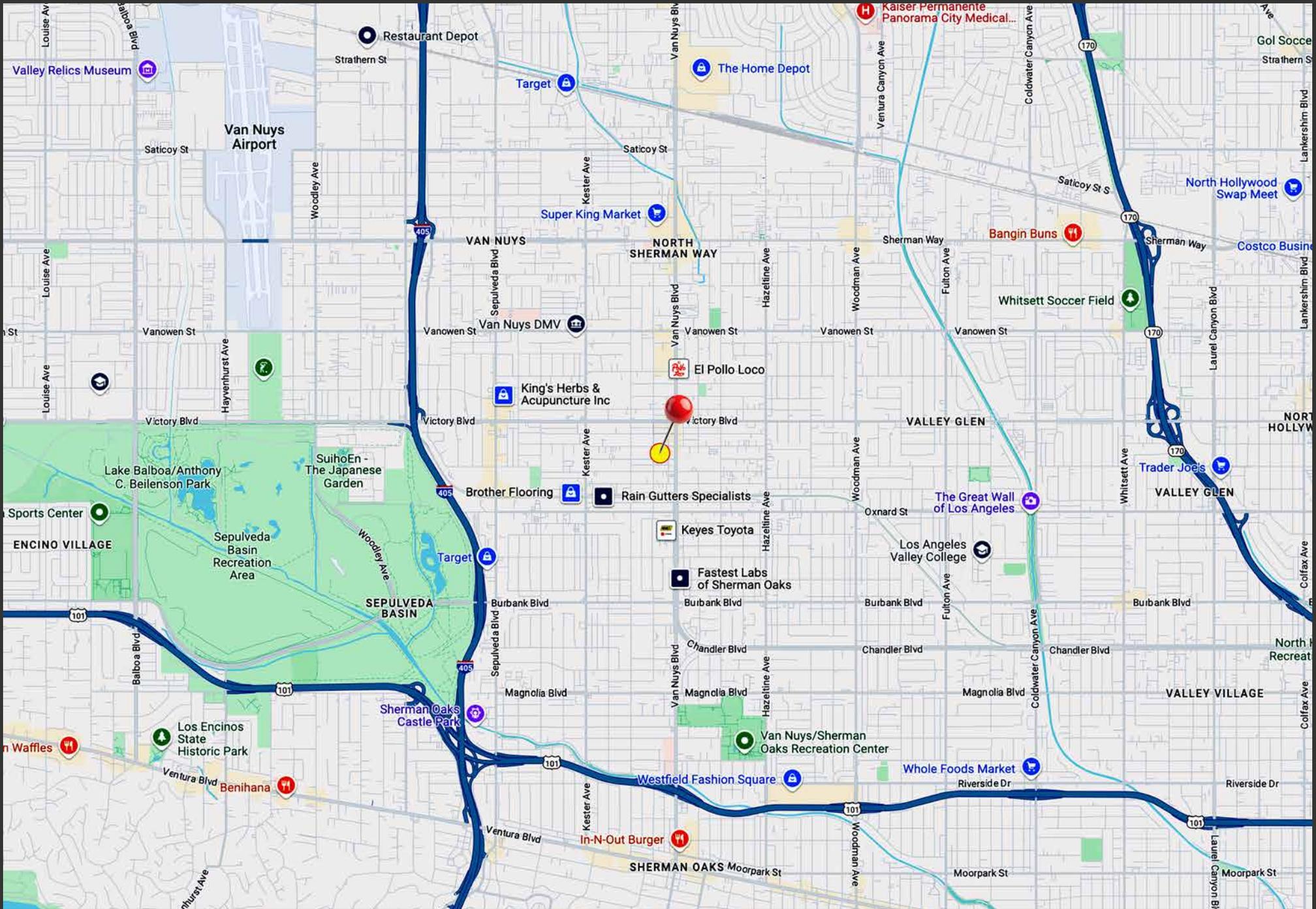
PLAT MAP



TRACT NO. 1200

M. B. 19-35

AREA MAP



COMPARABLE SALE VALUES

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

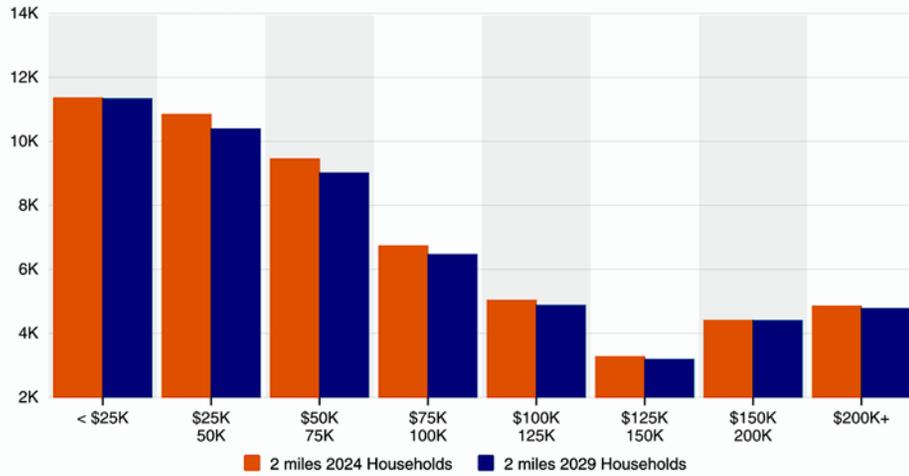
	Address	City	ZIP	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	14432-14434 Gilmore St	Van Nuys	91401	Medical Office	3,082	8,276	In Escrow	\$1,699,999	\$551.59
	14530 Hamlin St	Van Nuys	91411	Office	4,351	7,200	11/29/2024	\$1,850,000	\$425.19
	15217 Burbank Blvd	Sherman Oaks	91411	Office	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.:

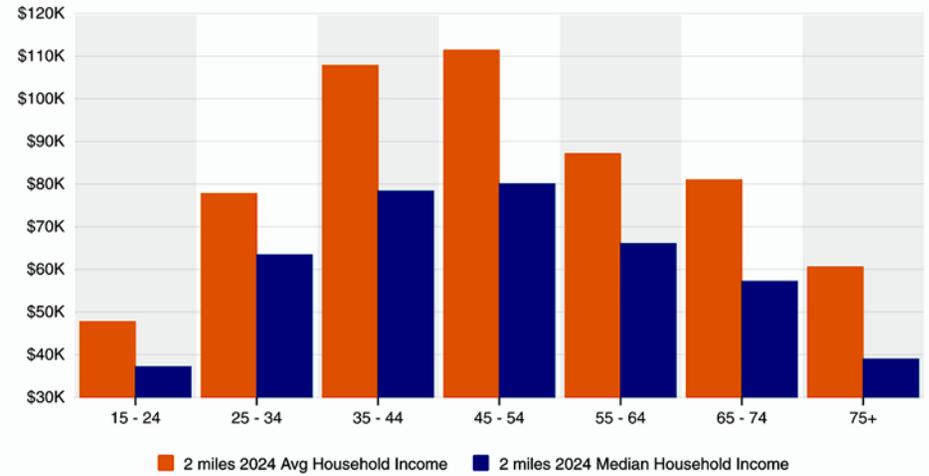
\$535.49

DEMOGRAPHICS

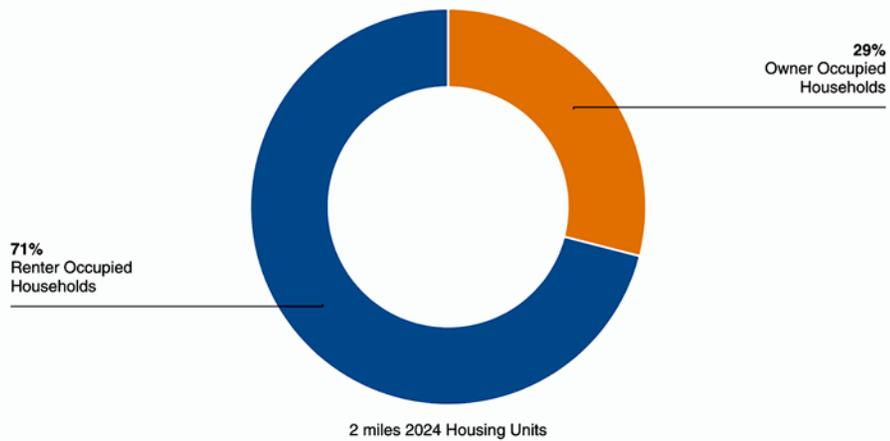
Household Income



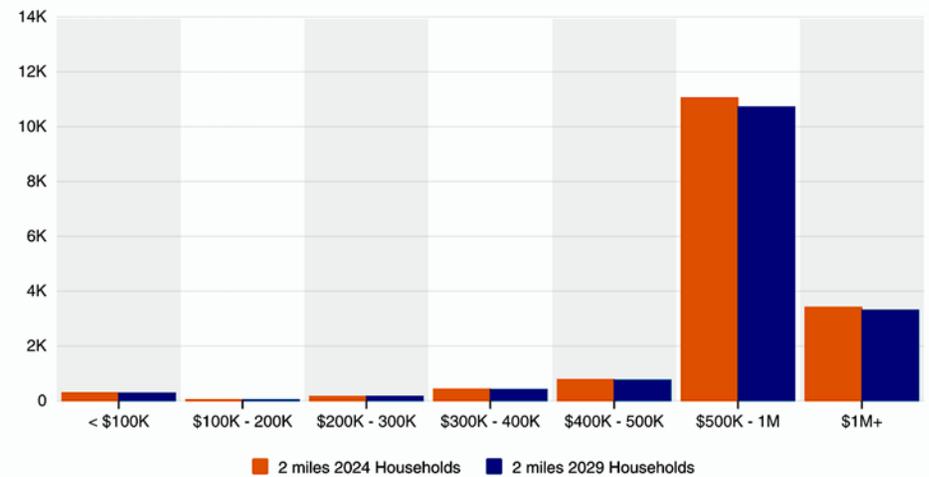
Household Income By Age



Housing Occupancy



Home Values



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