

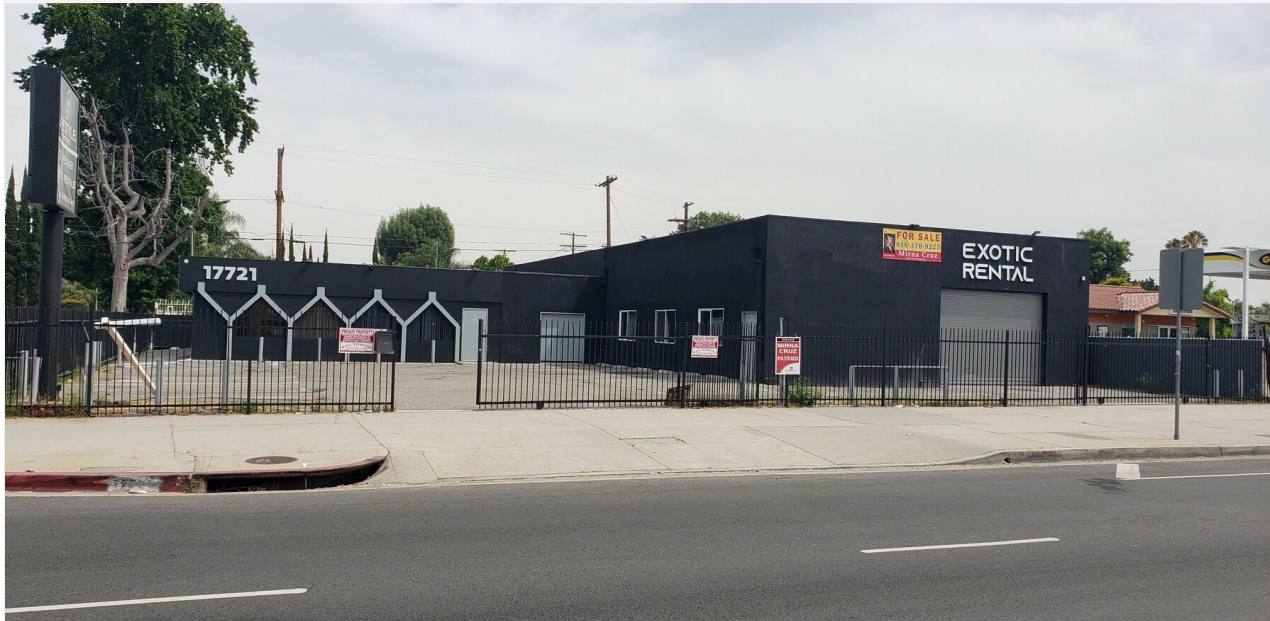
17721 Sherman Way

17721 Sherman Way, Reseda, CA 91335

PINNACLE
ESTATE PROPERTIES, INC.

Presented by
Pinnacle Estate Properties, Inc.

Price: \$2,999,000



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?? Back on the Market – A Rare Investment Opportunity*****Don't miss this unique chance—call today! Seller may consider carrying a small second loan for a well-qualified buyer.?? Property Overview:Rarely available in the San Fernando Valley, this versatile commercial building offers 6,290 sq ft of functional space on an expansive 11,917 sq ft lot with ample on-site parking. Zoned LAC2, this property supports a wide range of business uses (refer to attached zoning guidelines for permitted uses). Surrounded by local commerce, this location offers strong growth potential.Recent Improvements:- Fresh exterior paint - Select upgrades completed - Clean and ready for immediate occupancy.

Location Highlights:Strategically located on the bustling corner of Sherman Way & White Oak Ave in Reseda, this high-visibility spot benefits from steady traffic flow and a prominent street-facing sign. Currently approved by the City of Van Nuys for use as a light body shop though the possibilities under LAC2 zoning are wide-ranging.?? **Due Diligence Notice:**All information provided by the seller. Buyers and their agents are strongly encouraged to conduct their own independent investigations regarding zoning, permits, and intended use.

Heavy daytime foot traffic

Lots of parking



Mirna Cruz

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Mirna a Commercial & Residential Real Estate SpecialistWith over 25 years of experience in Real Estate and Financial Services, Mirna has built a reputation as a powerhouse in both Commercial Real Estate and Single-Family Residences (SFR). Her deep understanding of commercial financing—spanning SBA loans, conventional packages, and strategic partnerships with top-tier institutions—has helped countless clients secure the deals that shape their futures. Recognized in the top 4% of agents at a firm of more than 1,000 professionals across 14 offices in Southern California, Mirna's success stems from her commitment to excellence, her keen attention to detail, and her heartfelt dedication to each client. Every transaction is treated not as a number, but as a relationship—one built on honesty, responsiveness, and client-first service.Her thriving, 100% referral-based business speaks volumes: families, investors, and industry peers alike turn to Mirna not only for her expert guidance, but for the integrity she brings to every deal. In fact, many commercial agents reach out to her directly to collaborate or seek her insights on upcoming listings.When you work with Mirna, you're not just hiring an agent—you're gaining a trusted advocate who sees your goals as her own.

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Property Photos



Exterior Photo



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Interior Photo

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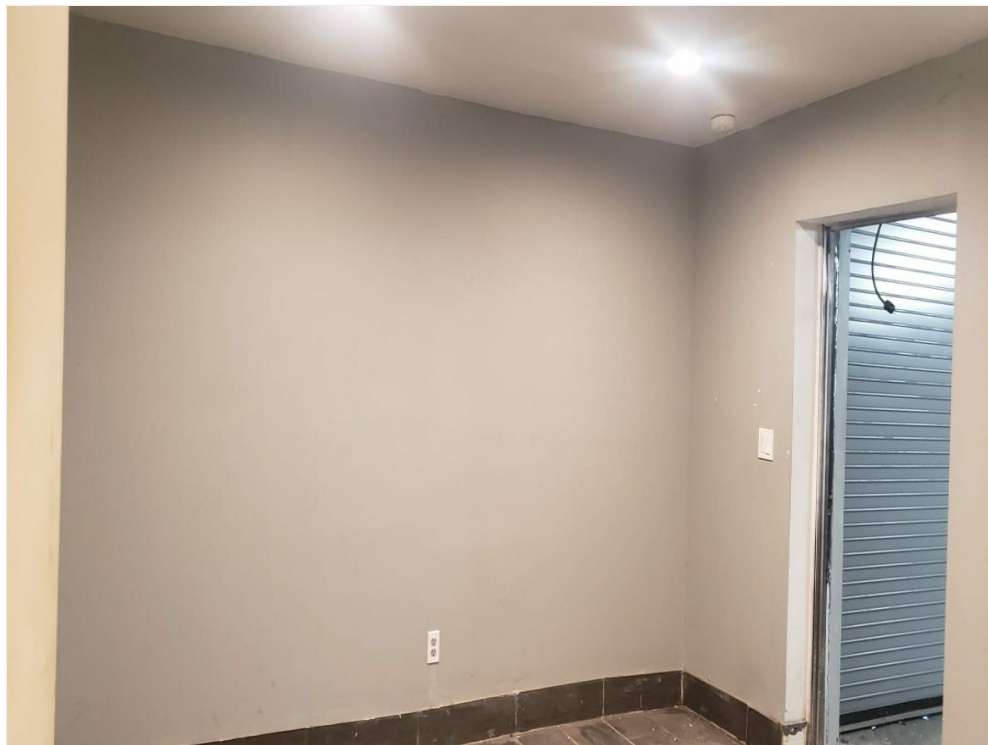


Interior Photo

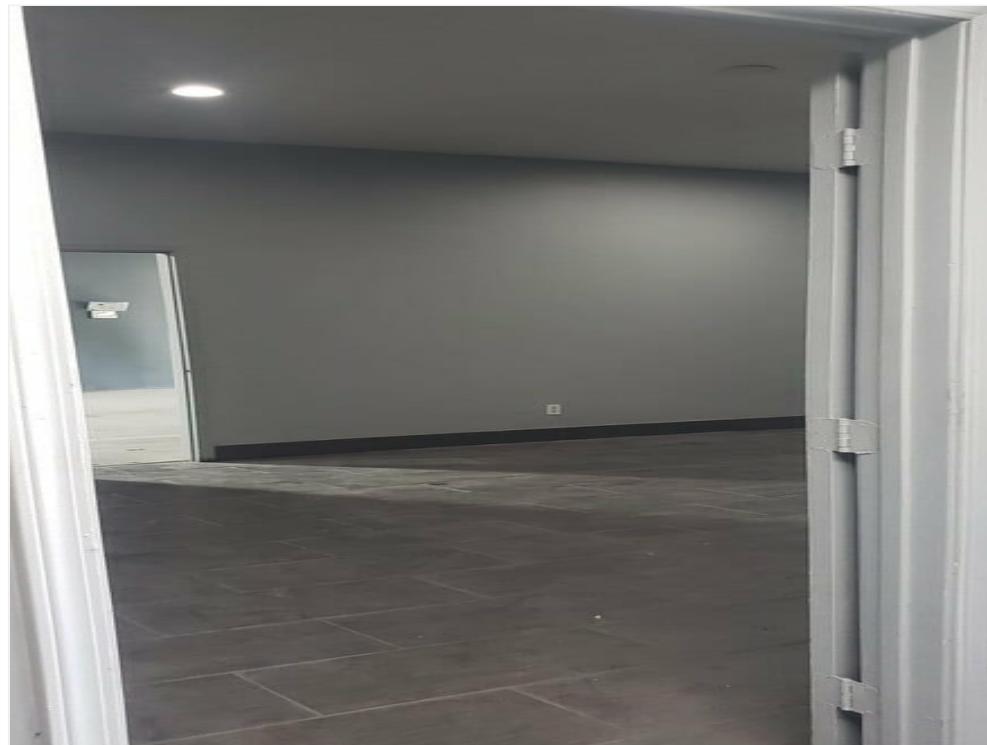
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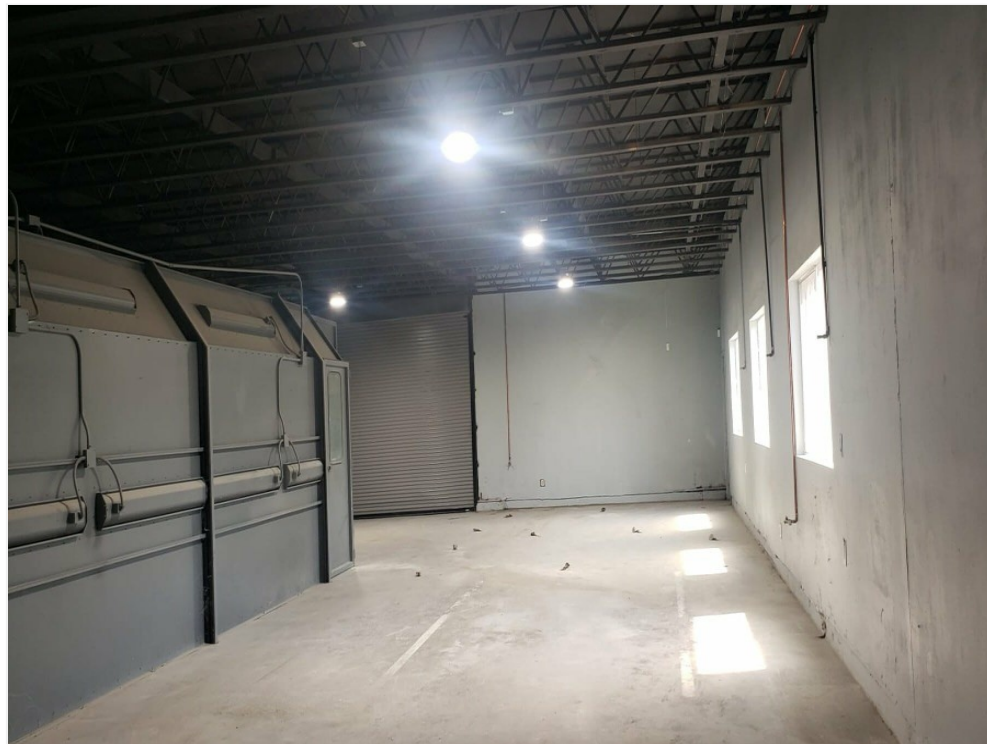
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Interior Photo



Building Photo

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Location

