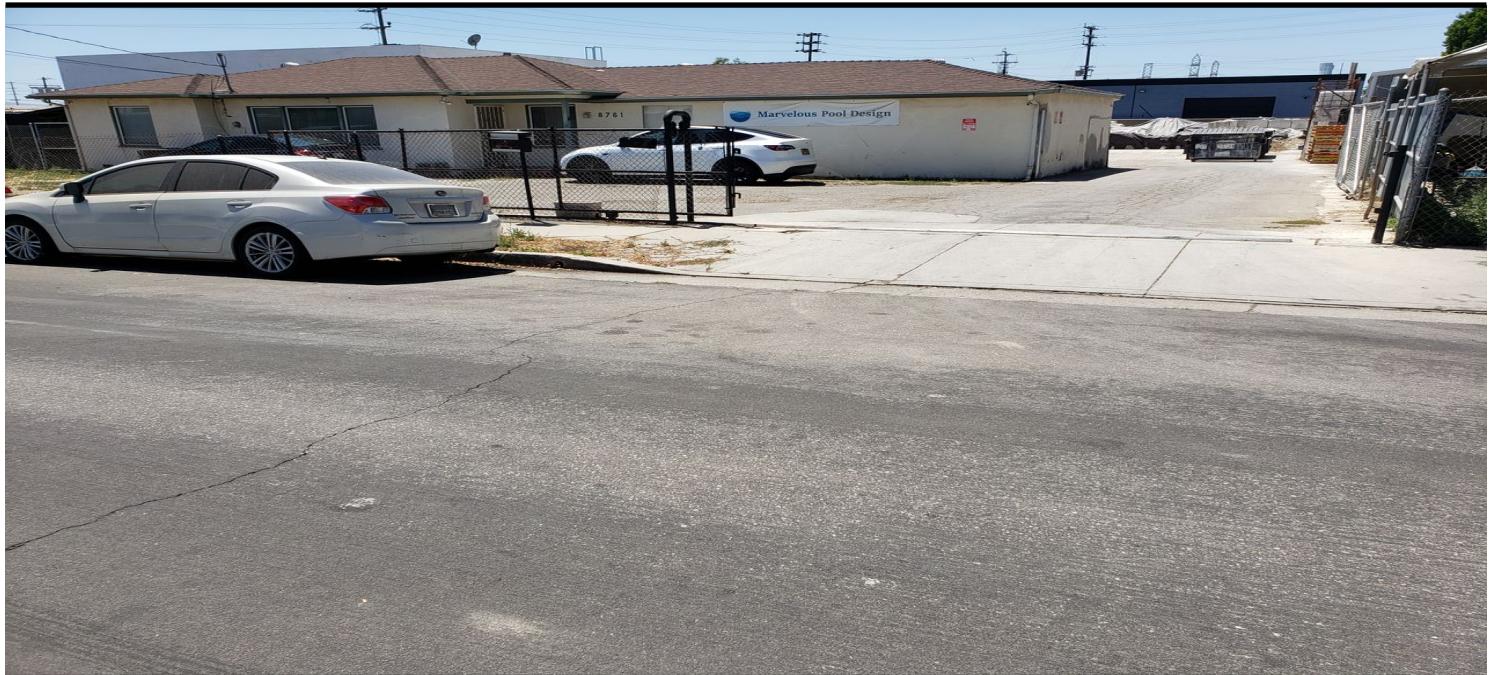


Available Acres 0.38

Land For Lease

Available SF 16,338


**Address:** 8761 Amigo Ave, Northridge, CA 91324

**Cross Streets:** Amigo Ave/Gresham St

16,338 SF Of Land Building Size 1,154 SF zoned LAMR1  
 Great For Contractor / Landscaping / Pool Contractor Use  
 Call For Appointment to Tour  
 Building Currently Used As Office w/ Small Warehouse Space  
 Building Has Bathroom With A Shower, Three Offices and Kitchen.

Lease Rate/Mo:	\$9,000	Available Acres:	0.38 Ac	Gas:	Yes	Specific Use:	Industrial
Lease Rate/SF:	\$0.55	Available SF:	16,338 SF	Water:	Yes	Zoning:	MR1
Lease Type:	Industrial Gross	Divisible SF:	No	Sewer:	Yes	Rail Service:	No
Lease Terms:	Acceptable to Owner	Building SF:	1,154 SF	Electric:	Yes	Market Area:	West SFV
Sale Price/SF:	NFS	Yard:	Fenced/Paved	Fiber:		APN:	2770-014-016
Sale Price:	NFS						

**Listing Company:** Precision Properties  
**Agents:** [Eli Anishban 818-402-8858](mailto:eli@precisionproperties.com)
**Listing #:** 43090580  
**Notes:** Call broker for commission information.

**Listing Date:** 08/04/2025

**FTCF:** CB000N000S000