



**PRICE REDUCED!**

**SHERMAN OAKS MIXED USE PROPERTY FOR SALE**

13257 MOORPARK ST, SHERMAN OAKS, CA 91423

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View of Moorpark Looking East



Luxury Multi-Family Across the Street

## MIXED USE BUILDING FOR SALE

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### Highlights

- Prime location on Moorpark St between Fulton and Coldwater Canyon
- Surrounded by Multi-Million Dollar Plus Single Family Homes as well as numerous New apartment and condo projects on Moorpark
- Ideal Owner/User property-2nd Floor Space permitted and registered for apartments. Ground Floor space can be used for Retail or Office. Third Floor Storage/Office
- Extremely low price per square foot
- Excellent multi-family development site
- Up and coming area of Sherman Oaks - close to Studio City

### Summary of Sale

|                                  |                |
|----------------------------------|----------------|
| <b>Sale Price:</b>               | \$2,150,000    |
| <b>Building Size:</b>            | +/- 11,000 SF* |
| <b>Lot Size:</b>                 | +/- 5,900 SF   |
| <b>Parking:</b>                  | 4 spaces       |
| <b>Zoning:</b>                   | LAC2           |
| <b>Price Per Sq Ft Building:</b> | \$195          |
| <b>Price Per Sq Ft Land:</b>     | \$364          |

\*Buyer must verify square footage and permits to satisfy Buyer's informational conditions.



## AERIAL MAP

2916 W 164TH ST, TORRANCE, CA 90504







For more information, please call.



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