

**PRIME “VAN NUYS”  
OFFICE / WAREHOUSE / FLEX PROPERTY  
FOR SALE  
\$1,600,000.00**

4,216\* +/- SQ. FT. OF BUILDING ON 5,734\* +/- SQ. FT. OF LAND



**6023 HAZELTINE AVENUE, VAN NUYS, CA 91401**

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

**Richard L. Paley**

[richard@paleycommercial.com](mailto:richard@paleycommercial.com)

DRE: 00966353

(818) 343-3000

\* Buyer to Verify

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

## “PRIME” VAN NUYS OFFICE - WAREHOUSE BUILDING FOR SALE

<b>LOCATION:</b>	6023 Hazeltine Avenue Van Nuys, Ca 91401 (SWC of Hazeltine & Aetna Street)
<b>TENANCY:</b>	Property will be delivered Vacant
<b>BLDG. &amp; LOT SIZE:</b>	4,216 +/- square feet of building* 5,734 +/- square feet of land*
<b>A.P.N. #:</b>	2240-026-013
<b>CURRENT USE:</b>	Offices/Storage/Flex Space
<b>PARKING:</b>	Seven (7) Spaces*
<b>PRICE &amp; TERMS:</b>	\$1,600,000.00 (Cash, cash to a new loan)
<b>ZONING/YEAR BUILT:</b>	LA-M2 – 1* - 1946*
<b>SIGNAGE:</b>	Corner property with Excellent Visibility & Signage
<b>COMMENTS:</b>	*Open Area Offices *Flex Space for Multiple Uses *High Ceilings *Excellent Access to 101 & 405 Freeways *Easy to Find Property

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1993



FOR PREV. ASSM'T. SEE: 234 - 28  
 2240 - 25

CODE  
 13

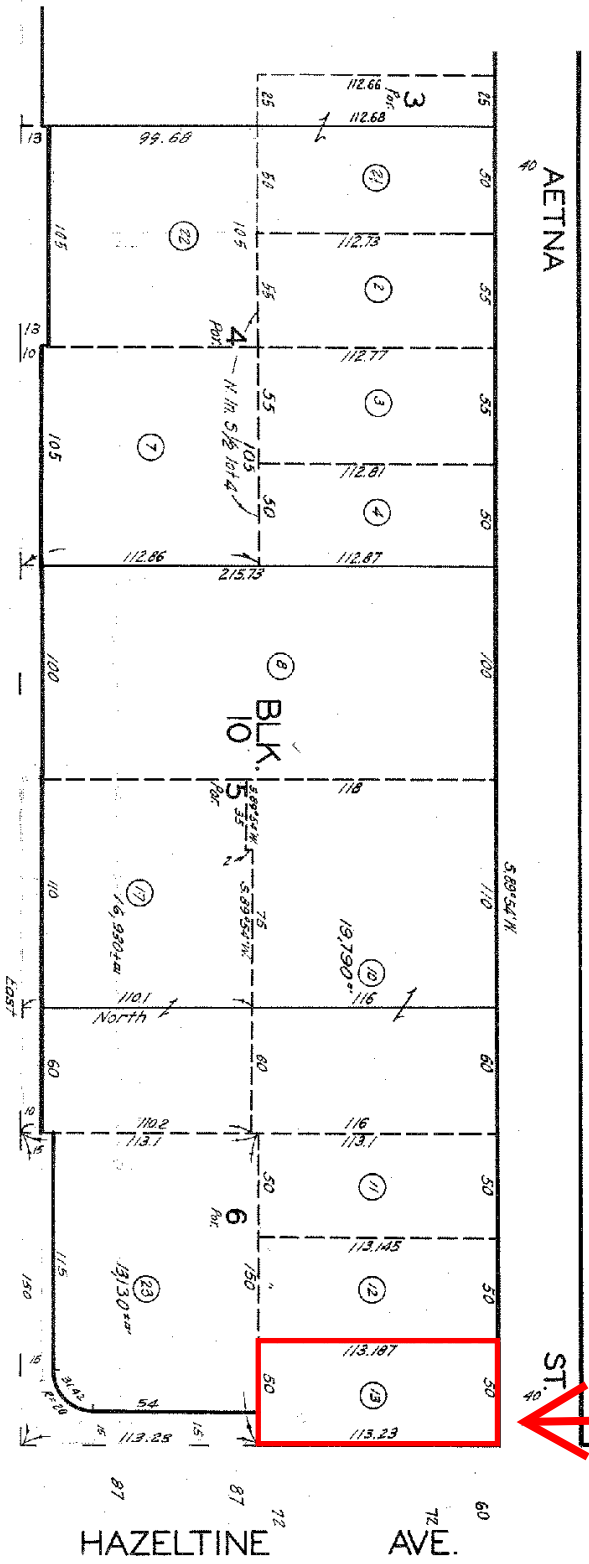
CALHOUN  
 AVE.

OXNARD

TRACT NO. 1200

M. B. 19 - 35

ST.



SITE

6023 Hazeltine Avenue, Van Nuys, CA 91401

681030005  
 720616207  
 720701007  
 720803210  
 730725328  
 740115  
 740213004  
 750416406  
 750508001  
 87080300023001  
 8808010002001  
 8902230400002