

****PRICE REDUCTION** Van Nuys Strip Center**

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Keller Williams Realty Westside

14126 Sherman Way, Van Nuys, CA 91405



Price: \$2,190,000 - 13,493 SF

County:	Los Angeles	Cap Rate:	7.20%
PropertyType:	Shopping Center	Year Built:	1962
	Neighborhood Center		
Lot Size:	20,817 SF		

Property Description

14126 Sherman Way is a multi-tenant, two-story strip center located on Sherman Way, just south of the SW signalized corner of Sherman Way and Hazeltine Avenue, in the city of Van Nuys. The subject property is being marketed at \$162/SF with a 7.20% CAP rate. The building is approximately 13,493 SF situated on 20,817 SF of land with 105 feet of frontage along Sherman Way. Rents are currently below or equal to market levels, creating a secure investment with little to no downside.

Location Description

This site offers a prime San Fernando Valley location, high traffic counts, as well as excellent visibility and frontage along Sherman Way.

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