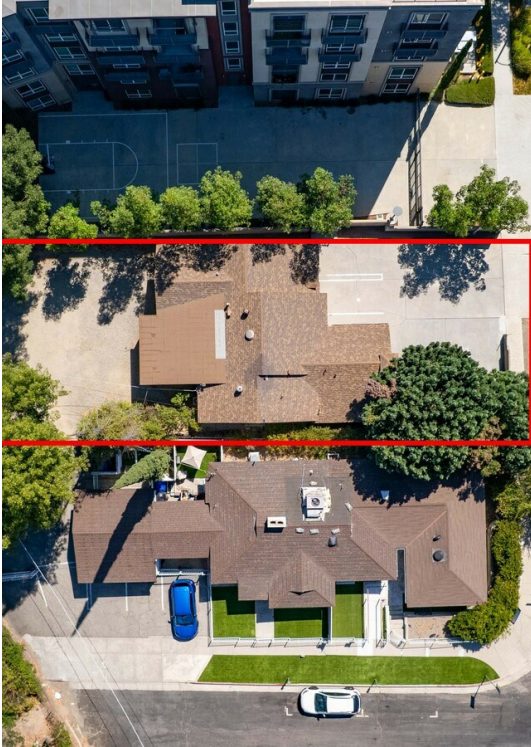




22151 Clarendon St

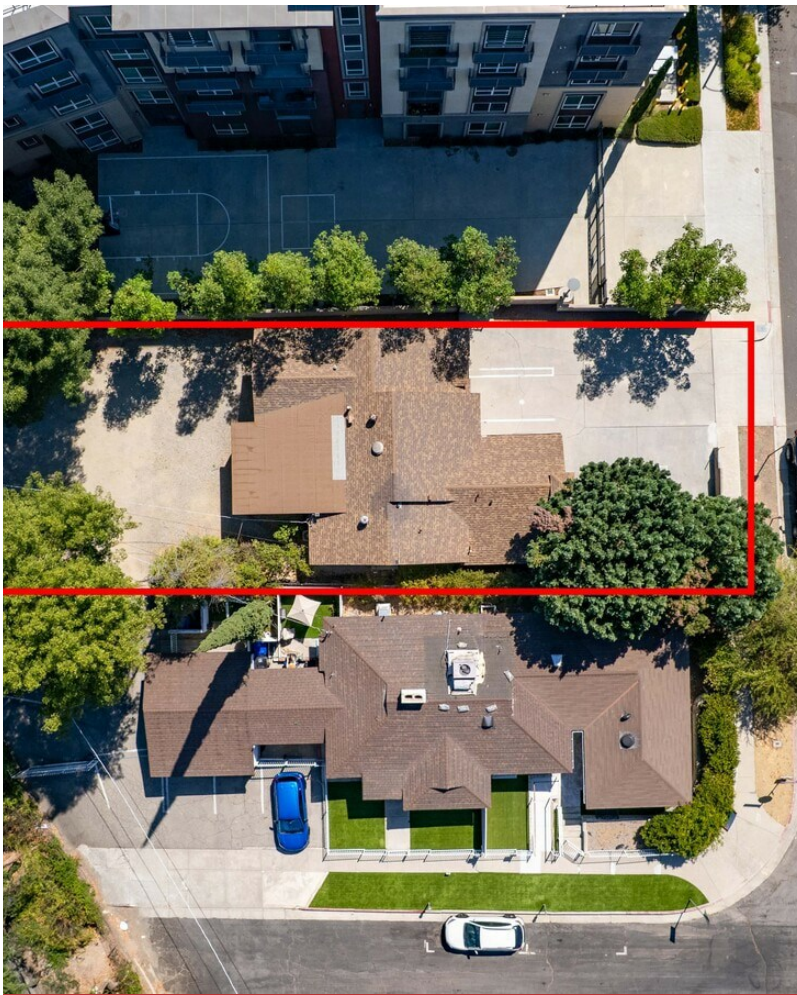
22151 Clarendon St, Woodland Hills, CA 91367

**BERKSHIRE
HATHAWAY**
HOMESERVICES
CALIFORNIA
PROPERTIES



Andrea Volore

Berkshire Hathaway HomeServices California Property
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(818) 398-2539

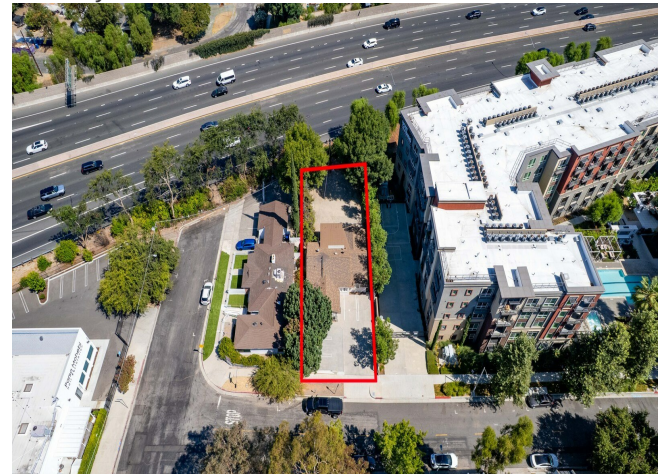


22151 Clarendon St

\$1,199,000

Single Story, free standing building in Warner Center Adjacent area of Woodland Hills. Currently used as Physical Therapy Office but due to it's Mixed Use zoning, it offers a wide range of possibilities. One short block North of Ventura Blvd and just West of Topanga Canyon Blvd. Bordering the Warner Center 2035 Specific Plan. Per Tax Assessor, property is LACR zoned: Commercial/Office/Residential (mixed use). Sold based on possible Highest and Best potential value. In fast-growing Woodland Hills, this property offers an unparalleled opportunity for future growth. 5 Parking spaces available on sqft , lot size, parking etc. Examples of businesses that may be permitted are: (Buyer to investigate and verify with city prior to writing an offer. Dental office, Medical office Chiropractic...and more. Subject property is approx 240 sqft larger than stated sqft. Call Agent.

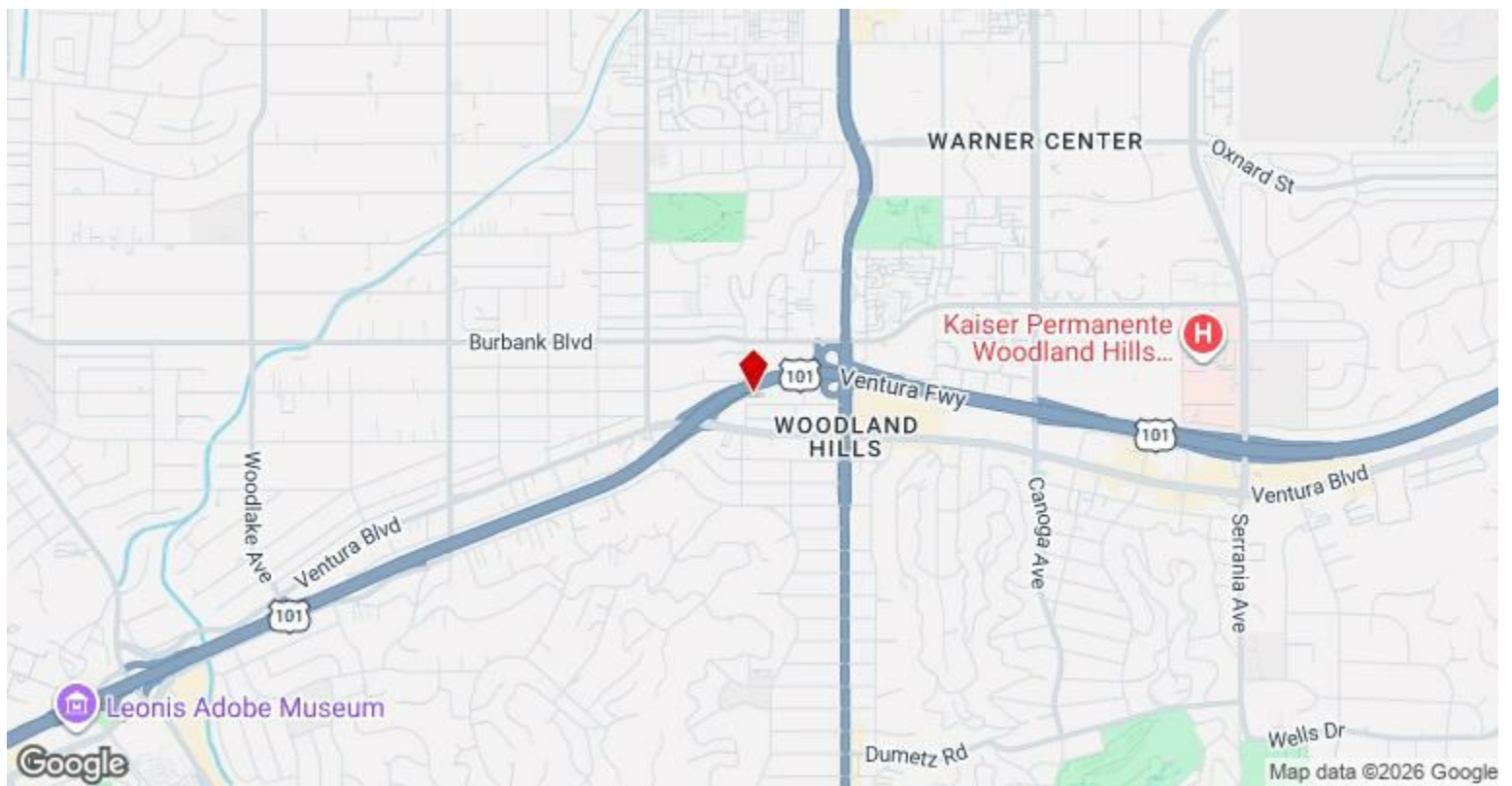
- Location
- Possible Future gain
- Possible development Opportunity - Buyer to check with city



Price:	\$1,199,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.16 AC
Gross Building Area:	1,655 SF
Rentable Building Area:	1,303 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1953
Tenancy:	Single
Parking Ratio:	3.84/1,000 SF
Zoning Description:	LACR
APN / Parcel ID:	2169-026-091

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Woodland Hills Physical Therapy	-	



22151 Clarendon St, Woodland Hills, CA 91367

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

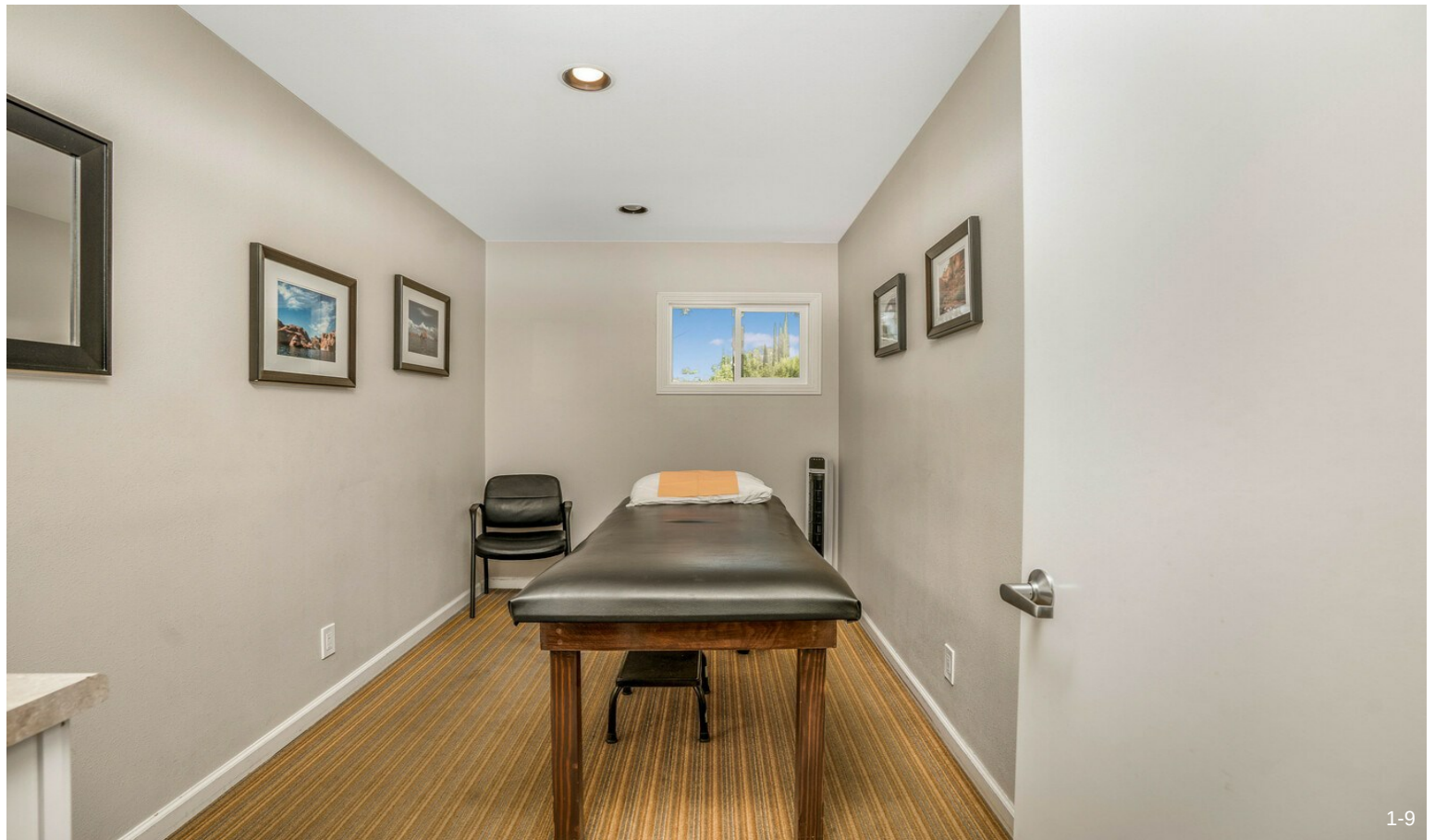


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1-7

Property Photos



Property Photos



Property Photos



1-12



1-13

Property Photos

