

DAVID LACHOFF
Executive Managing Director
T +1 310 407 6572
dlachoff@ngkf.com
CA RE Lic #00322957

KEVIN LACHOFF
Director
T +1 310 407 6580
klachoff@ngkf.com
CA RE Lic #01481846

VAN NUYS FREESTANDING BUILDING

14530 SYLVAN STREET | VAN NUYS | CALIFORNIA 91411

PROPERTY DESCRIPTION

\$3,815,000

PRICE

±9,310 SF*

BUILDING SF

±19,530 SF*

LOT SF

2241-012-024

APN

* Lot and building sizes are based upon
public record information

PROPERTY HIGHLIGHTS

- Used for non-profit 24-bed residential facility
- Private landscaped yard, commercial kitchen, recreational room, support offices, 14 parking spaces
- Turn-Key for many potential care uses

**UNIQUE FORMER RESIDENTIAL
TREATMENT FACILITY
FOR SALE**



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

 **Newmark
Knight Frank**

BUILDING FOR SALE
Approximately 9,310 SF
(Lot size of approximately 19,530 SF)

VAN NUYS FREESTANDING BUILDING

14530 SYLVAN STREET | VAN NUYS | CALIFORNIA 91411



DAVID LACHOFF
Executive Managing Director

T +1 310 407 6572
dlachoff@ngkf.com
CA RE Lic #00322957

KEVIN LACHOFF
Director

T +1 310 407 6580
klachoff@ngkf.com
CA RE Lic #01481846

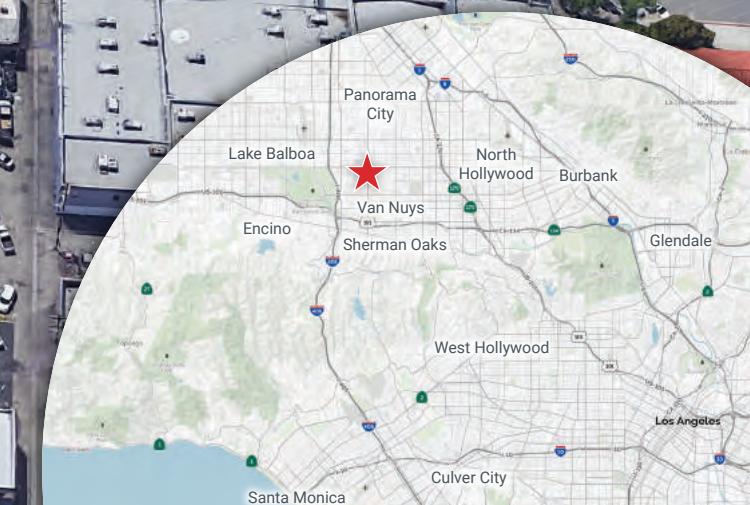
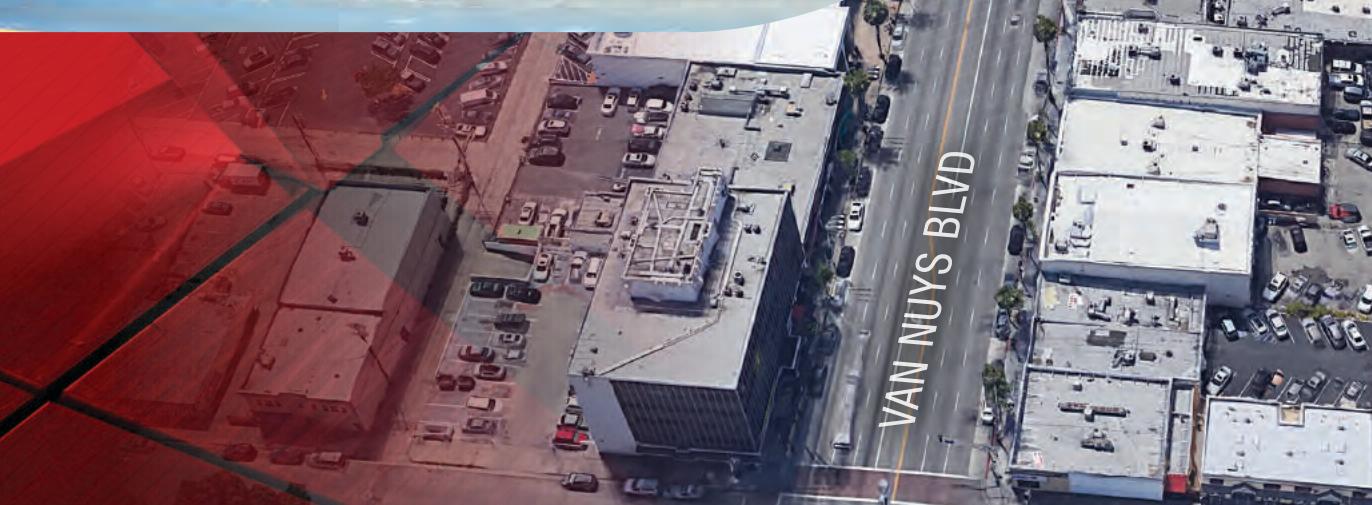
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

PROPERTY HIGHLIGHTS

- Ground floor includes reception area, kitchen, dining and recreation room, 2 large and 5 small offices
- Second floor includes executive office and 3 offices, one used for IT/Server Room
- Basement area has large storage area and utilities
- Large private landscaped courtyard with a well maintained lawn and deck
- 14 parking spaces, gated lot
- Property is turn-key condition for a number of different types of residential care uses
- Fire sprinklers, 1-hour rated interior doors
- Security video camera system inside and outside the facility
- Commercial kitchen hood and ventilation system, equipment, hoses, and water temperature regulators have been cleared by health department and fire department
- Property is within a New Market Tax Credit area

VAN NUYS FREESTANDING BUILDING

14530 SYLVAN STREET | VAN NUYS | CALIFORNIA 91411



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

 **Newmark
Knight Frank**

DAVID LACHOFF
Executive Managing Director

T +1 310 407 6572
dlachoff@ngkf.com
CA RE Lic #00322957

KEVIN LACHOFF
Director

T +1 310 407 6580
klachoff@ngkf.com
CA RE Lic #01481846