



Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

# 15200 Sherman Way . Van Nuys , CA 91405

**Foe sale 10 units in Van Nuys, Los Angeles, California. For more information please contact the listing agent, Yigal Fatirian [Yigal@kinyanrealty.com](mailto:Yigal@kinyanrealty.com) 310.999.8948**

## Listing Info

Listing ID: 2449  
**Sold**

For Sale

Posted: 10/01/2020 3:06 pm | On HOMEiZ: 1311 days | Updated: 3 years ago | Views: 508

**\$3,200,000**

## Location Map

**Listing Presented by**



## Property Type

Property status	Sold
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## Property Price

Asking Price	\$3200000
Last Sold Price	\$3200000
Total Lot Size	10,240.00 Sq. Ft.
Asking Price per Sq. Ft.	\$286
Total Building Size Sq. Ft.	11180
Commission Split %	Contact listing agent%

Cap Rate %	5.8%
Gross Annual Income	\$0
Net Operating Income	\$185600
Gross Rent Multiplier	14.00
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$40000

## Property Location & Description

Listing Headline	Foe sale 10 units in Van Nuys, Los Angeles, California. For more information please contact the listing agent, Yigal Fatirian Yigal@kinyanrealty.com 310.999.8948
Rent control	Non Rent Control
Property Description	15200 Sherman Way was constructed in 2004 and sits on a 10,240 square foot lot. There are a total of 10-units within the 11,180 square foot, two-story building. The unit mix is made up of two and three-bedroom townhouse units and the three-bedroom units have balconies. The property features controlled access and subterranean parking with each unit having two parking spaces. This offering will appeal to an investor looking for a low maintenance asset in great condition and with a significant rental upside
Location Description	The property is located east of the 405 on-ramp, between Sepulveda Boulevard and Kester Avenue. There are many nearby schools including Kester Avenue Elementary School and Lashon Academy, as well as the notable California State University Northridge (CSUN) being in close proximity. Van Nuys Golf Course, Sepulveda Basin Recreation Center and the Sherman Oaks Galleria are also just a short car ride away.

No. of Units	10
Price per Unit	\$320000
Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 2+2 4 950 2. 3+2 6 1142 3.  4.  5.	
APN / Parcel ID	2220-001-026
Zoning	LAR1
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	2004
Overall Property Condition	Very good

Property Information

# Sewer

Type of Sewer	Sewer System (Public)
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# Parking

Parking type	Garage - Attached On-street Assigned Parking
# of Covered Parkings	No Data

# Investment Overview

Type of use	Investor
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# Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

# Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

MLS URL of this  
listing to link to  
your own site or  
brokerage site

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