

±2.28 ACRE SITE PRICED AT \$85/SF

11942-11964 Allegheny Street, Sun Valley, CA 91352

Four Adjacent Parcels with Zoning: M-1, M-1, RD-3, RA



SUN VALLEY

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale the ±2.28 acre site located at 11942-11964 Allegheny Street in the city of Sun Valley. This site is composed of four individual parcels of land with mixed zoning (M-1 zoning on two parcels, RD-3 zoning on one parcel, and RA zoning on one parcel). The site is located on Allegheny Street just a block south of San Fernando Road and less than a mile north of the I-5 freeway. The site is currently leased out to Best Trucking Services Inc. who has been a tenant since 2018. There are four small houses on the property which are currently used as offices. This property is flat and rectangular in shape with 300' of frontage along Allegheny Street and a depth of 331'. The site is fully fenced and has several gated entry points along Allegheny Street. The subject property is adjacent to a group of small to mid-sized multifamily buildings to the south along Allegheny Street, and industrial development to the north and to the east. Directly across the street from the property is Allegheny Park which is a new 1-acre city public park, and the Alliance 6-12 Charter Public School.

LISTING HIGHLIGHTS

- ◆ ±2.28 ACRE SITE, FLAT AND RECTANGULAR, IN A DESIRABLE SUN VALLEY LOCATION
- ◆ MIXED ZONING ON THE SITE INCLUDING M-1 (2 PARCELS), RD-3, AND RA
- ◆ SITE IS ACROSS THE STREET FROM A NEW PUBLIC PARK AND A CHARTER SCHOOL
- ◆ PARCEL DIMENSIONS ARE 300' FRONTAGE ON ALLEGHENY STREET BY 331' DEEP
- ◆ SITE IS LOCATED JUST SOUTH OF SAN FERNANDO ROAD & 1 MILE FROM THE I-5 FWY
- ◆ PROPERTY IS PRICED AT \$85/SF AND ALL PARCELS HAVE TO BE SOLD TOGETHER

**Exclusively Listed For Sale
Please Contact:**

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