



## SMALL OFFICE & YARD

2,000 SF BLDG. / 7,500 SF LOT

Offered at  
**\$1,150,000**

**7448 Deering Ave.**  
CANOGA PARK, CA



**MIKE WAX, SIOR, CCIM**

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# PROPERTY HIGHLIGHTS

- **Small Office Building with Storage**
- **Fully Fenced with Electric Gate**
- **New Interior & Exterior Paint (2026)**
- **New Flooring (2026)**
- **Well Appointed Offices**
- **Coffee Bar / Break Area**
- **MR1-1 Zone**
- **Hard to Find Office/Yard Property**
- **Priced Below Replacement Cost**



# PROPERTY DESCRIPTION

<b>Property Address</b>	7448 Deering Ave. Canoa Park, CA
<b>Building Type</b>	Single-Tenant Office Building and Yard
<b>Building Area</b>	Total Bldg.        2,000 SF Office Area        1,100 SF Storage Area        900 SF
<b>Bathrooms</b>	Two
<b>Year Built</b>	1959
<b>Parcel Size</b>	7,502 SF
<b>APN</b>	2112-008-005

<b>Grade Level Doors</b>	Two
<b>Clear Height</b>	8'
<b>Zoning</b>	"M1-1" Industrial Zone City of Los Angeles
<b>Construction Type</b>	Wood Frame
<b>Fenced Yard</b>	Yes
<b>Power</b>	100 Amps 120/208 Volt
<b>Electric Service</b>	DWP
<b>Water</b>	DWP
<b>Phone/Data</b>	AT&T / Spectrum



**7448 Deering Exterior Photos**



**7448 Deering Exterior Photos**



7448 Deering Interior Photos



**7448 Deering Interior Photos**





2011 Ventura Blvd., Camarillo, California 93010

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