



18417 Bryant St

18417 Bryant St, Northridge, CA 91325



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18417 Bryant St

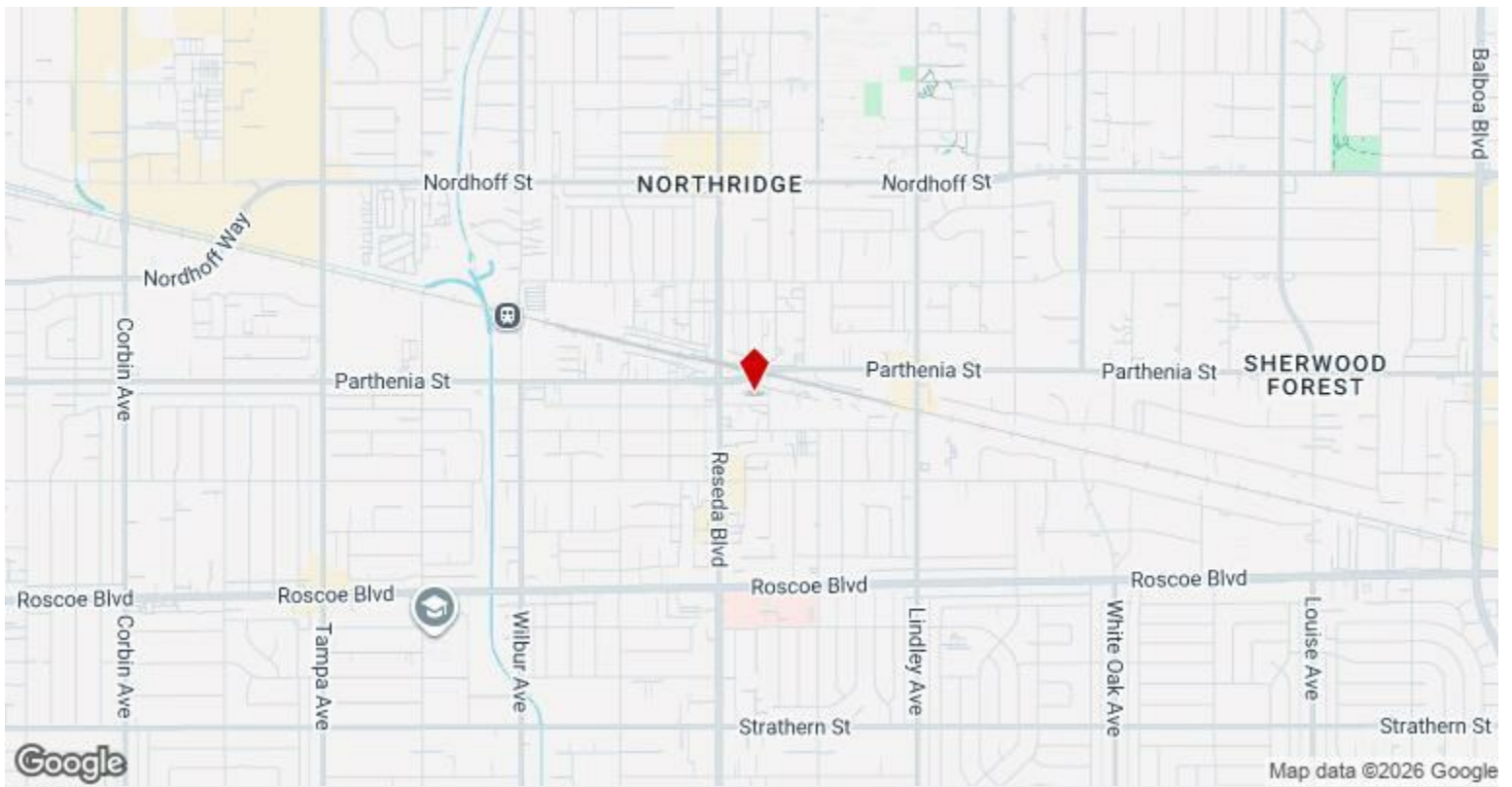
\$1,800,000

Beautifully located in the heart of Northridge, this gated commercial/medical office building offers an excellent opportunity for an owner-user or investor. Zoned LA-CM (Commercial/Medical), the property provides flexibility for a wide range of professional uses, including medical, dental, lab, wellness, administrative, or general office operations. The building offers approximately 3,770 sq. ft. of interior space on a 6,492 sq. ft. lot, featuring a functional layout...

- 3,770 SF Single-Tenant Industrial / Flex Building for Sale in Northridge Rare owner-user or investment opportunity
- CM Zoning Supports: industrial, flex, service, office-medical, light manufacturing, or related operational space.
- Functional Interior Layout for Office, Medical, Lab, or Service Use
- Secure Gated Property with Private Parking and Fenced Lot
- Desirable Northridge location near the 405 and close to major streets, CSUN, Northridge Hospital, shopping, and dining.



Price:	\$1,800,000
Property Type:	Industrial
Property Subtype:	Service
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.15 AC
Gross Building Area:	3,770 SF
Rentable Building Area:	3,770 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1975
Tenancy:	Single
Parking Ratio:	1.86/1,000 SF
Zoning Description:	CM
APN / Parcel ID:	2786-004-007



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Property Photos

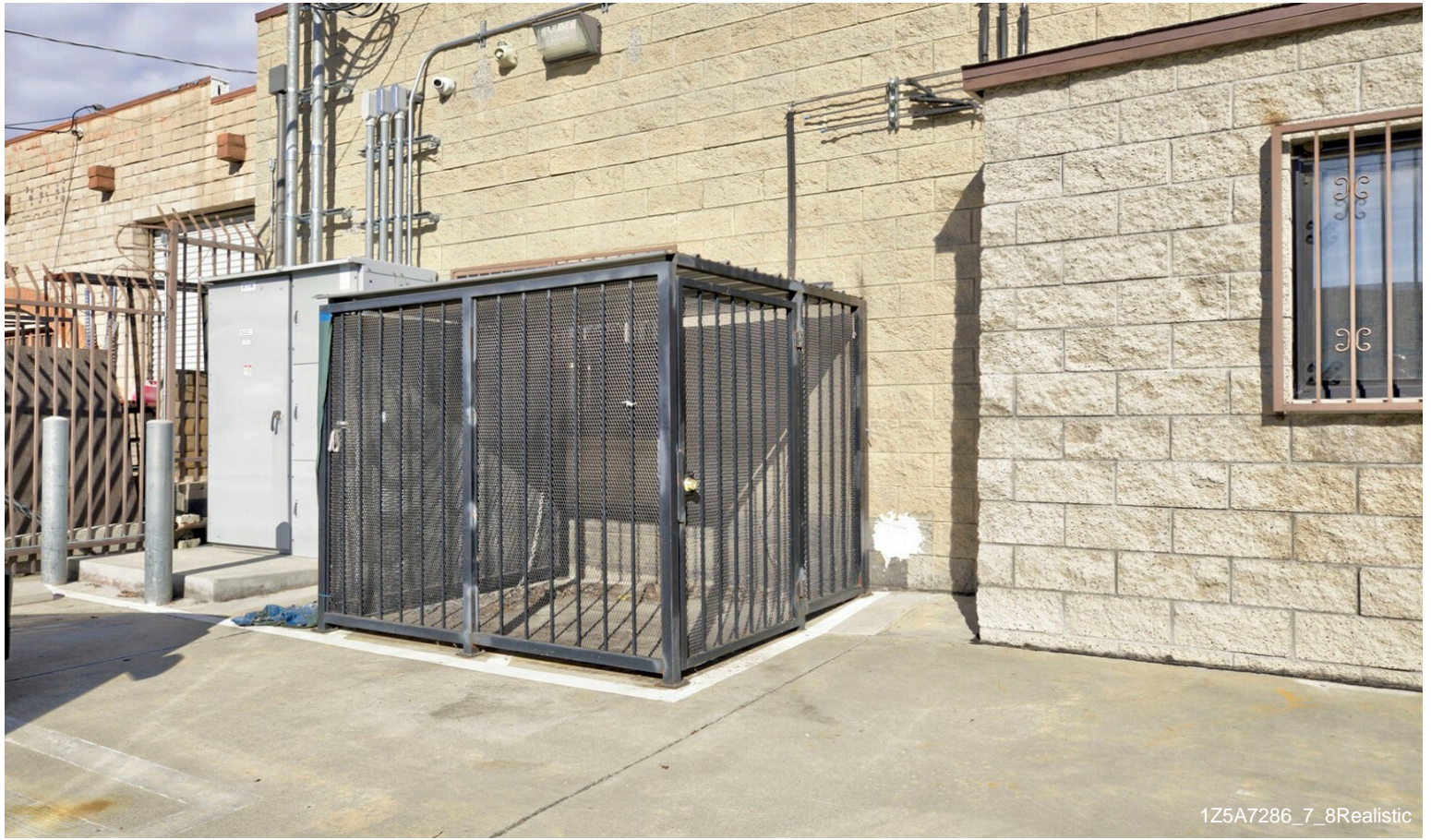


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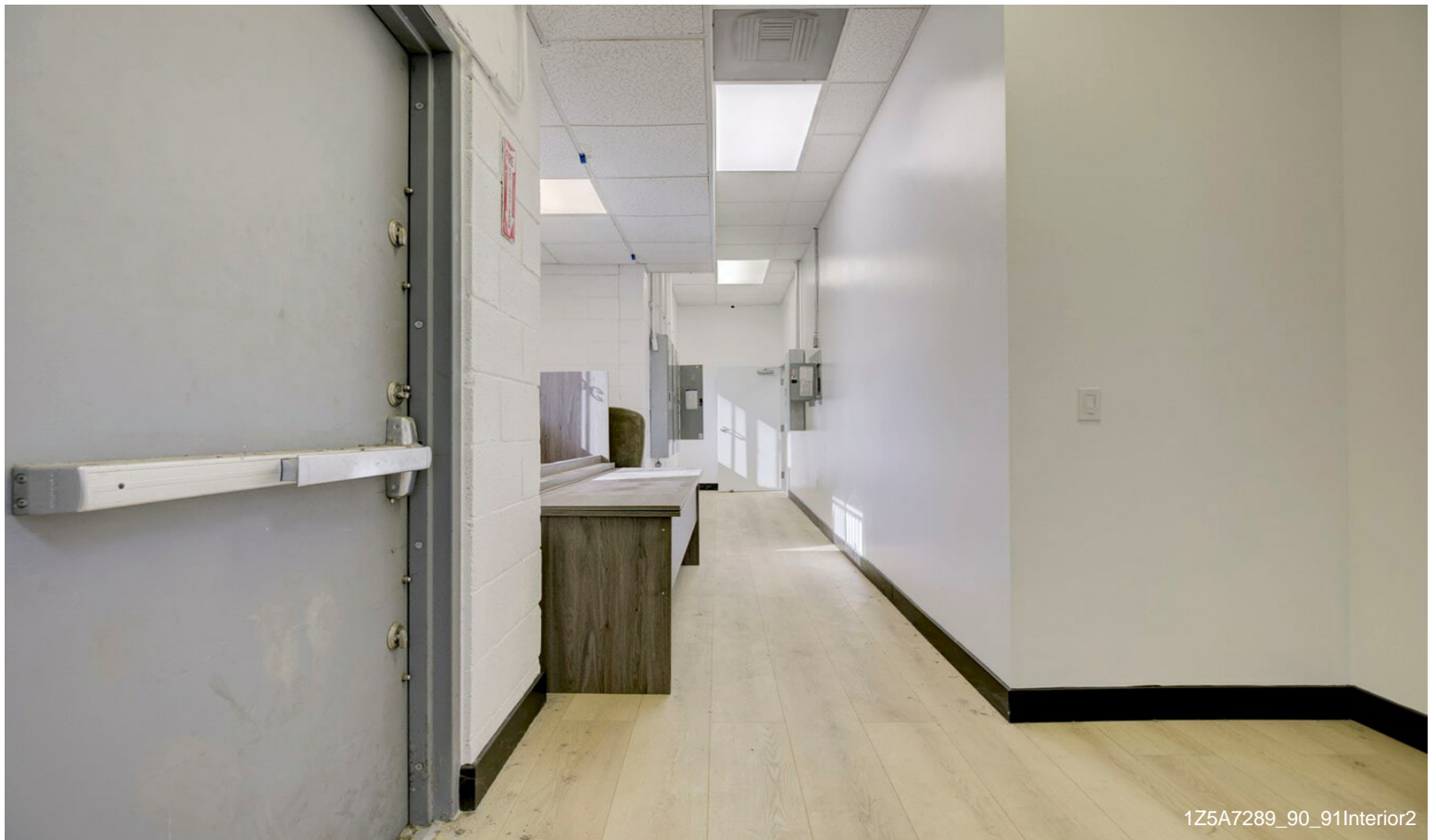


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Property Photos

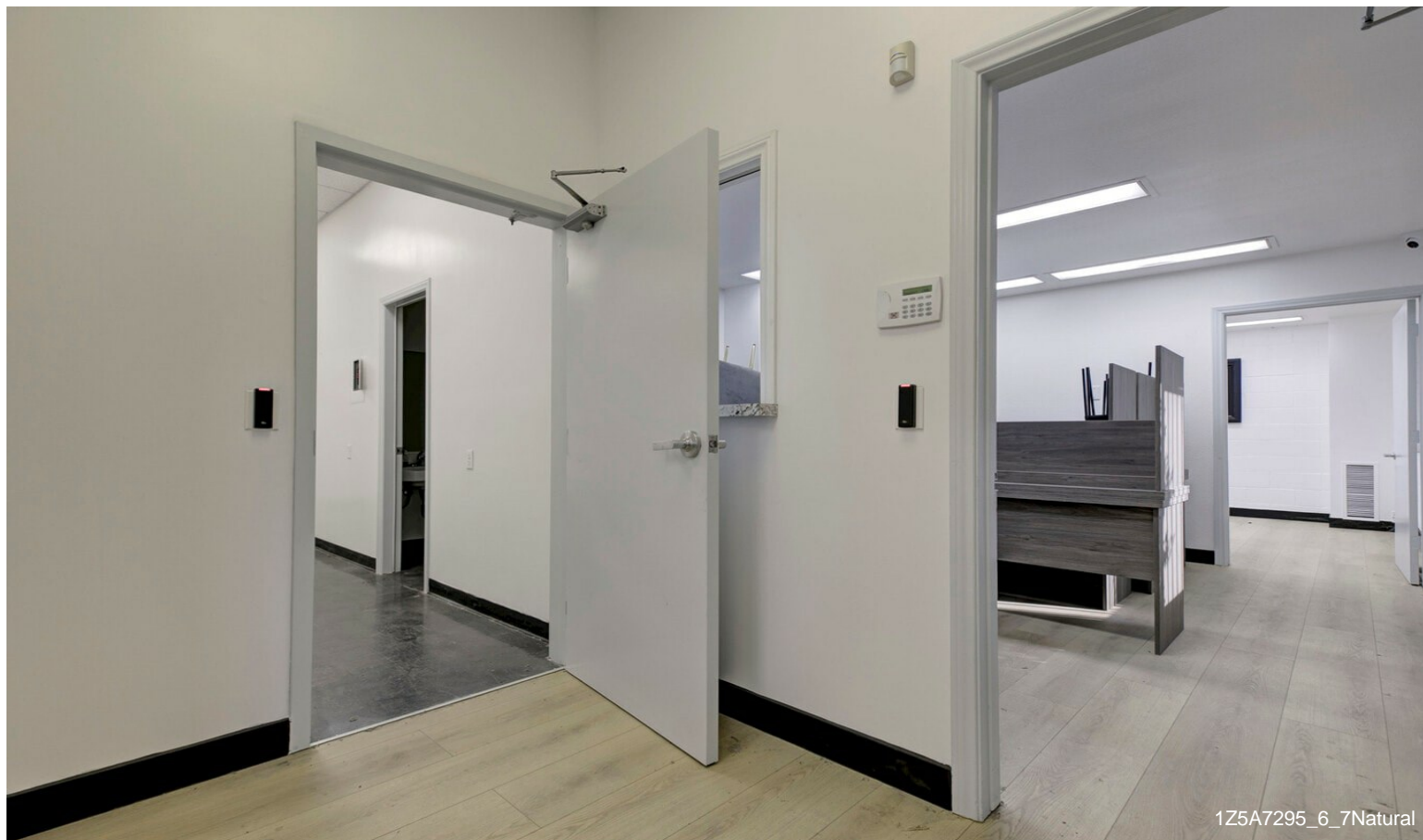
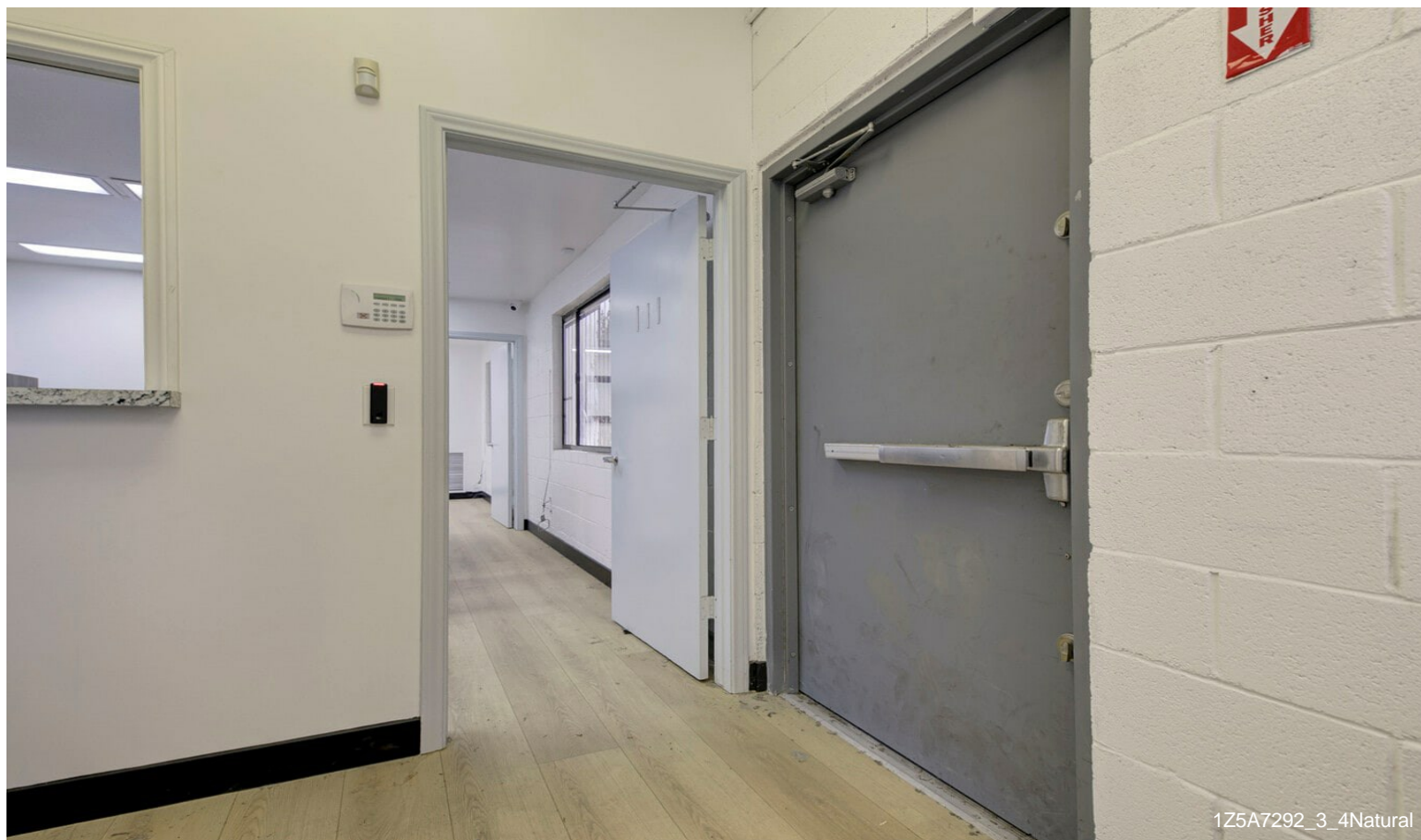


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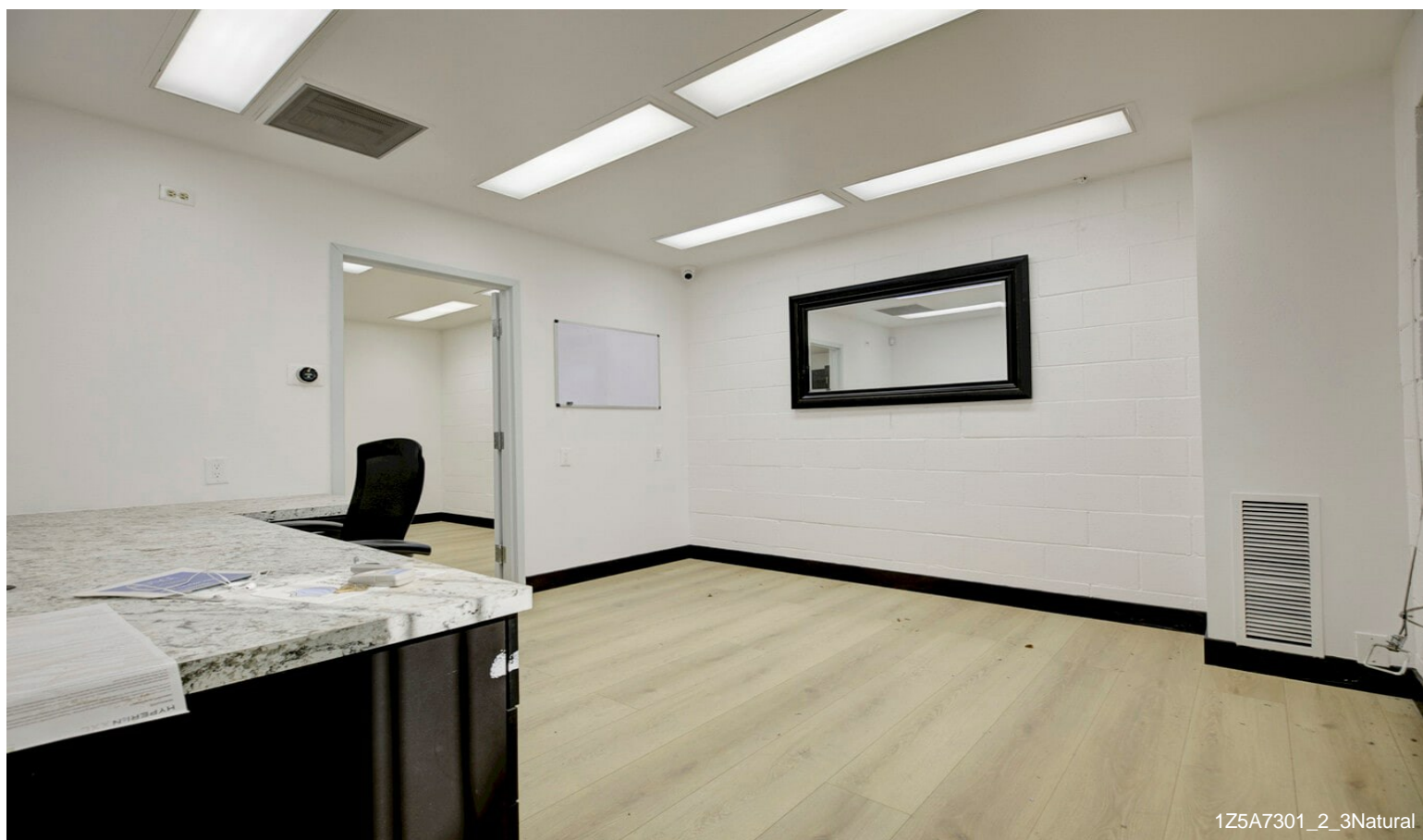
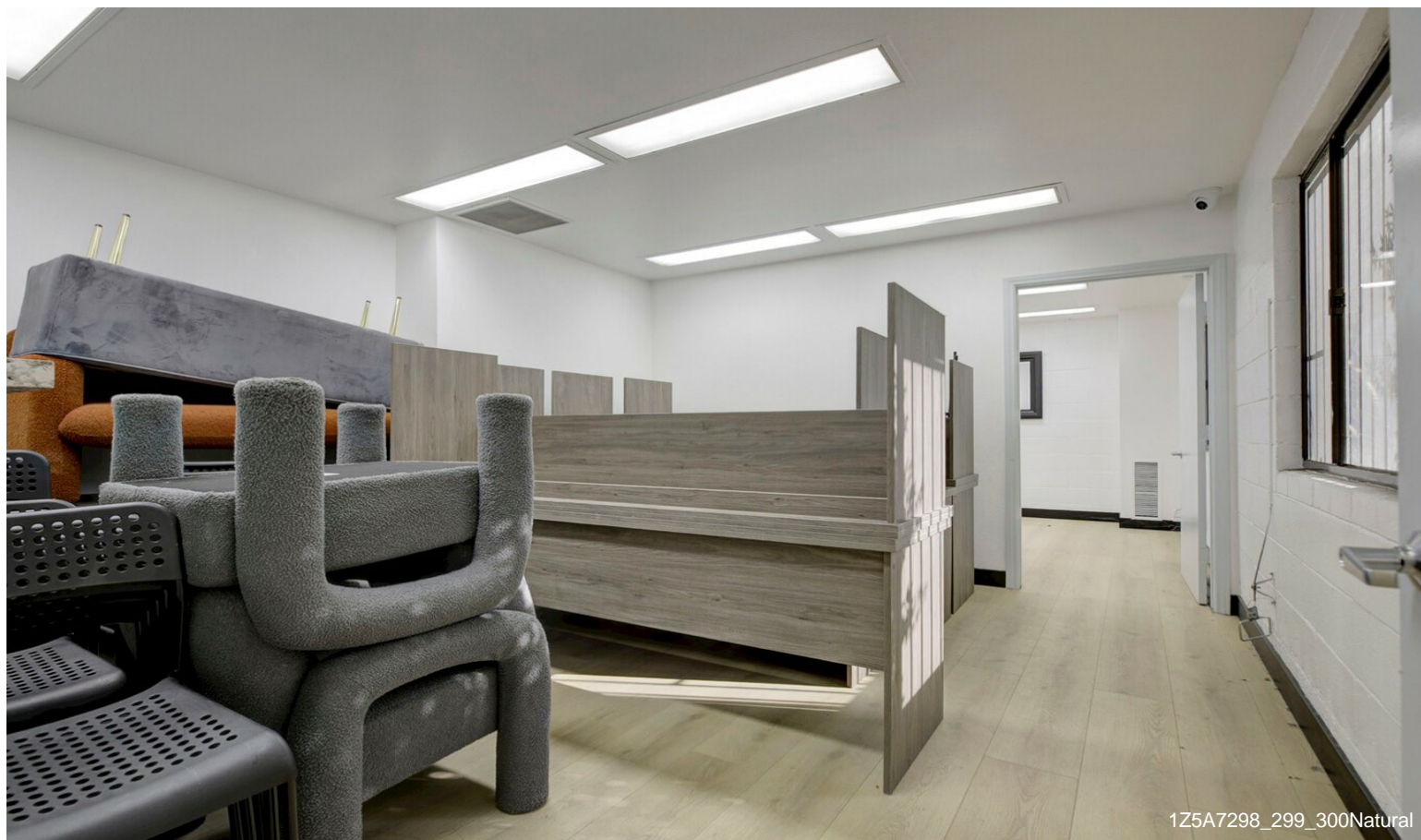


1Z5A7289_90_91Interior2

Property Photos



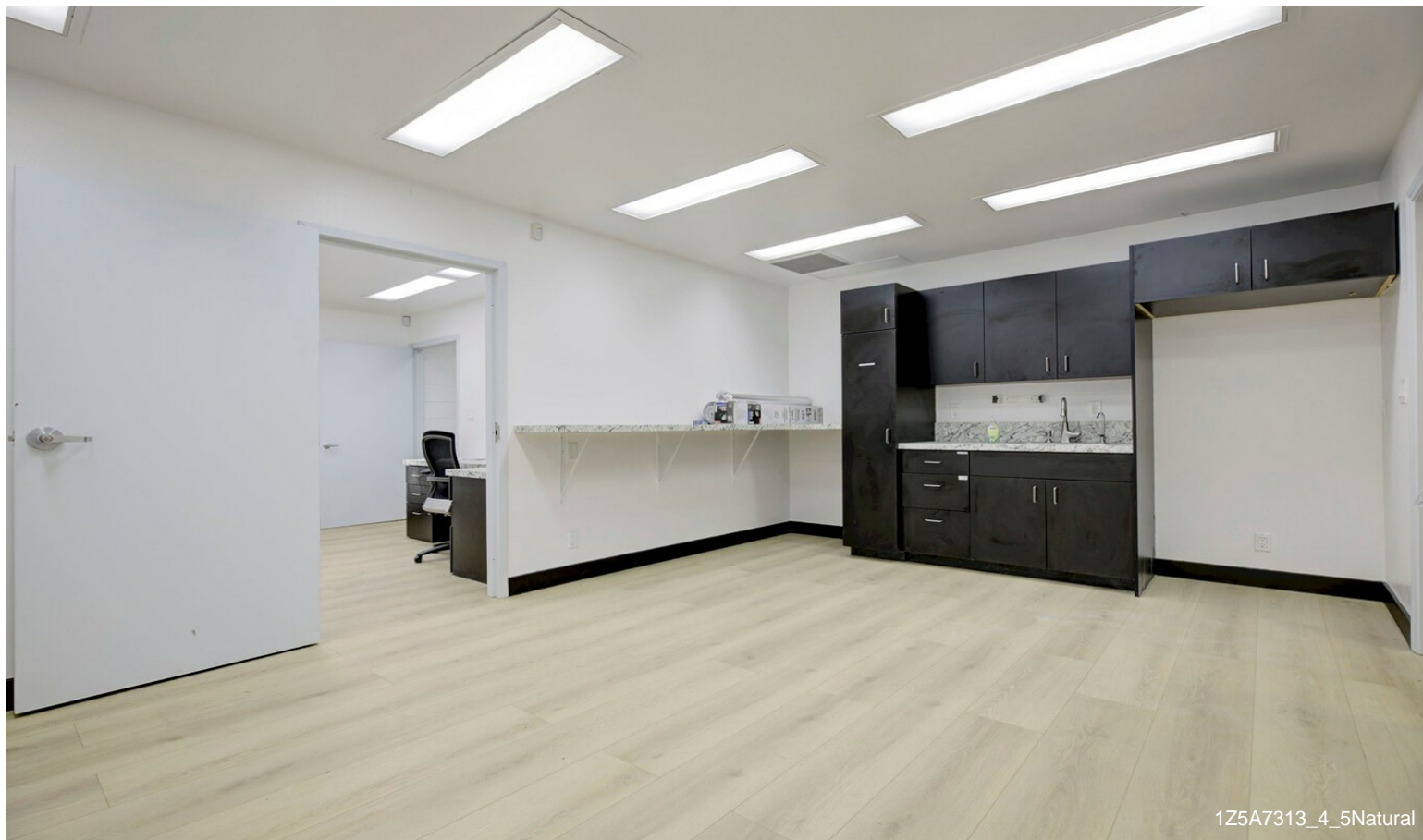
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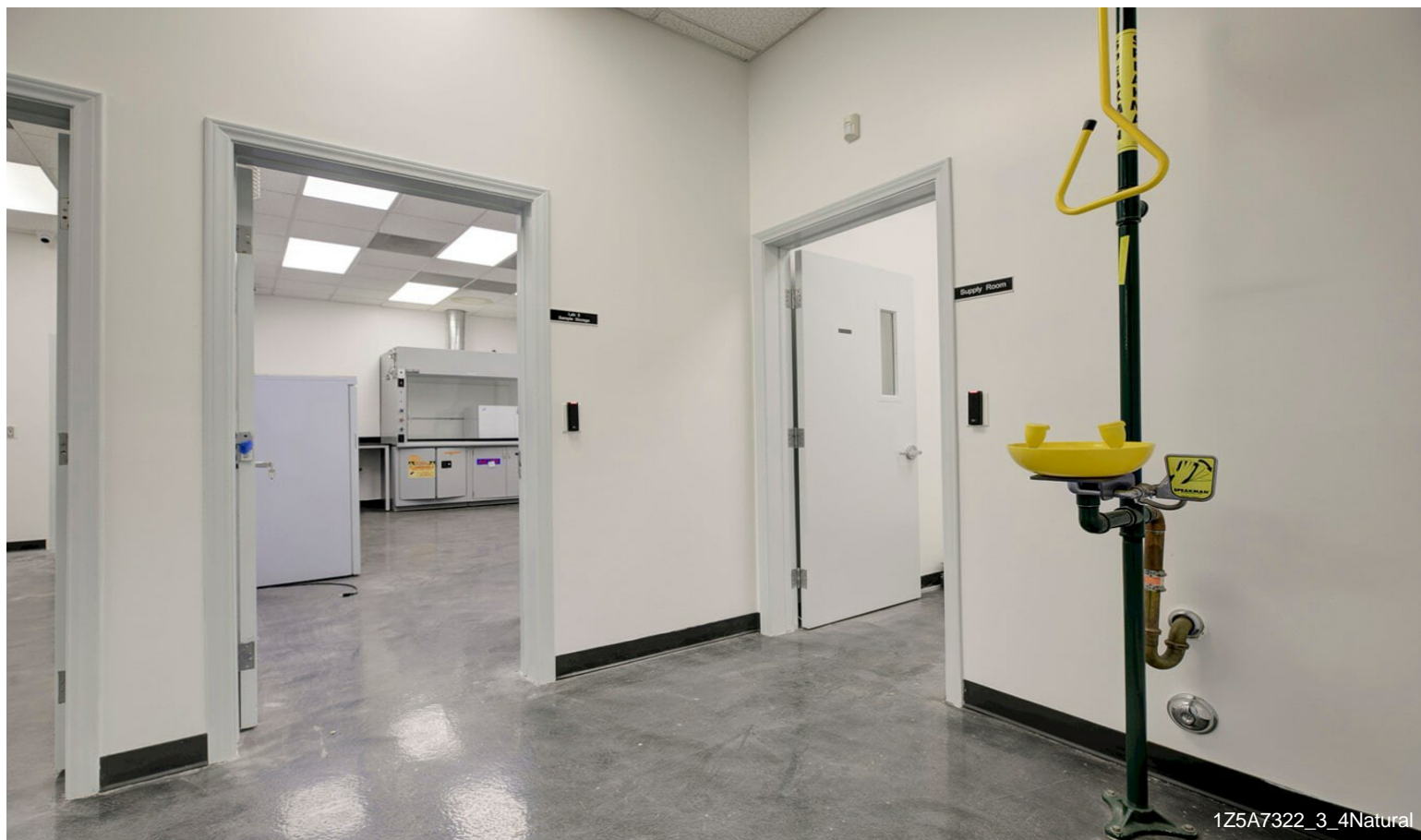
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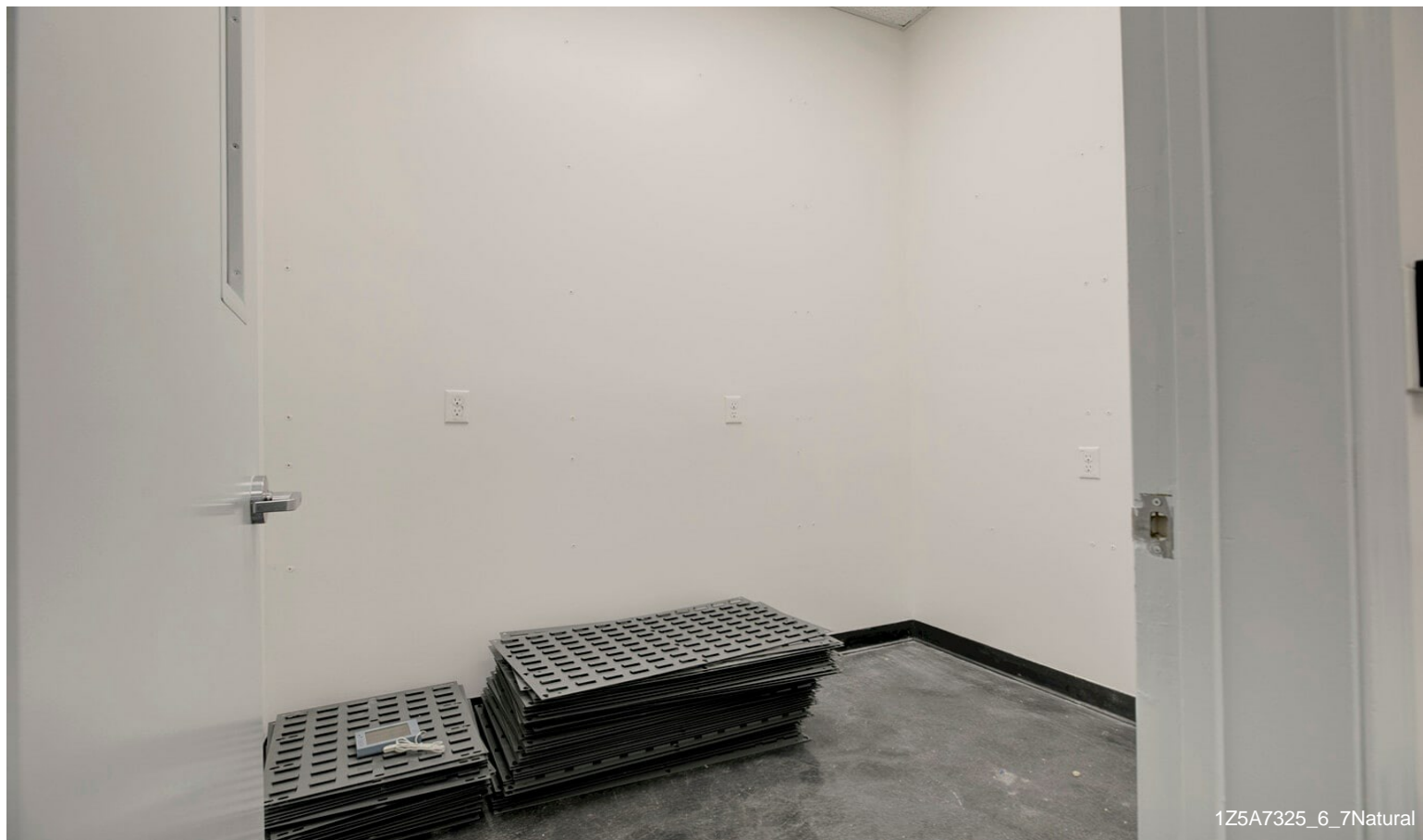
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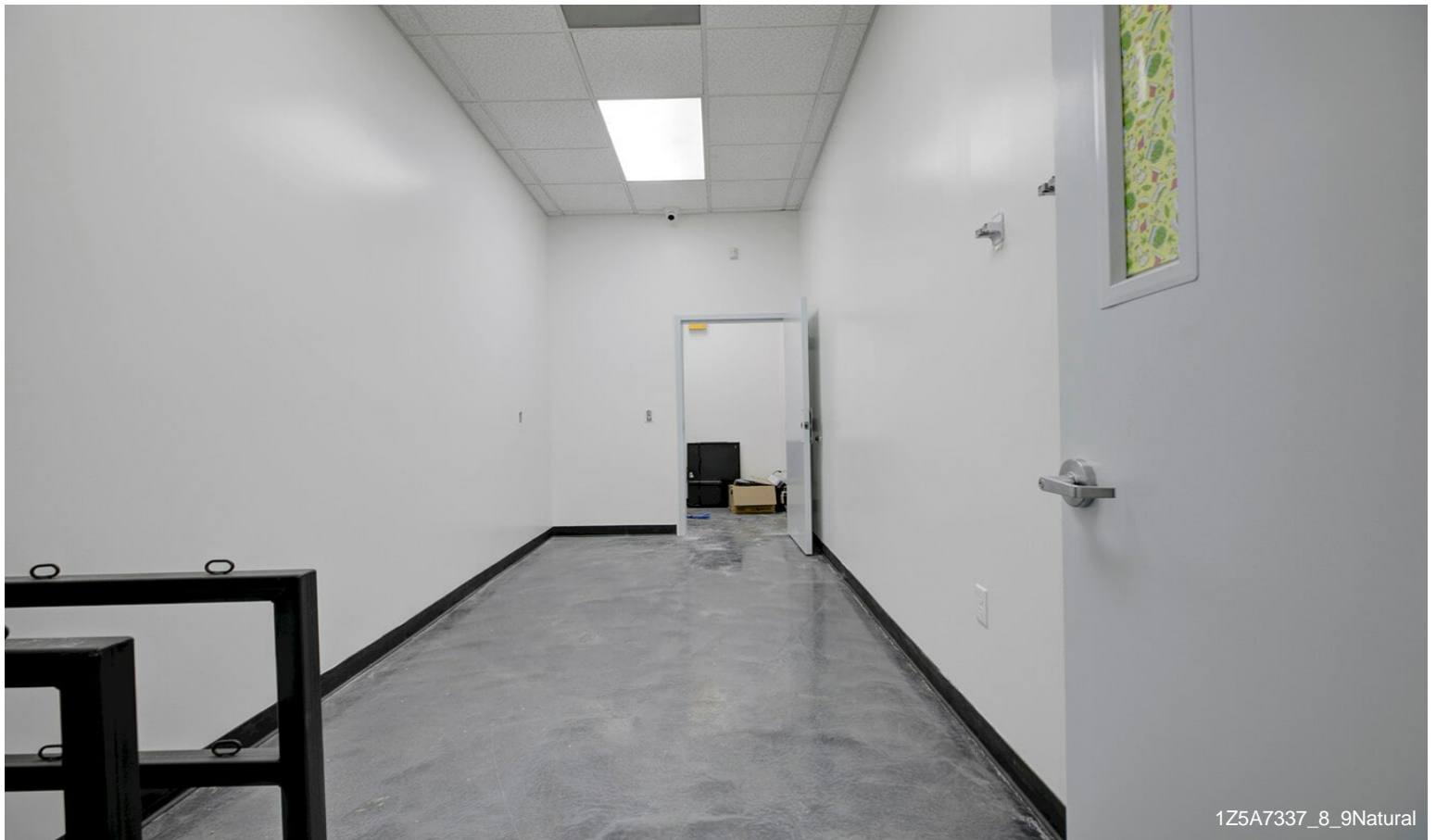


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Property Photos



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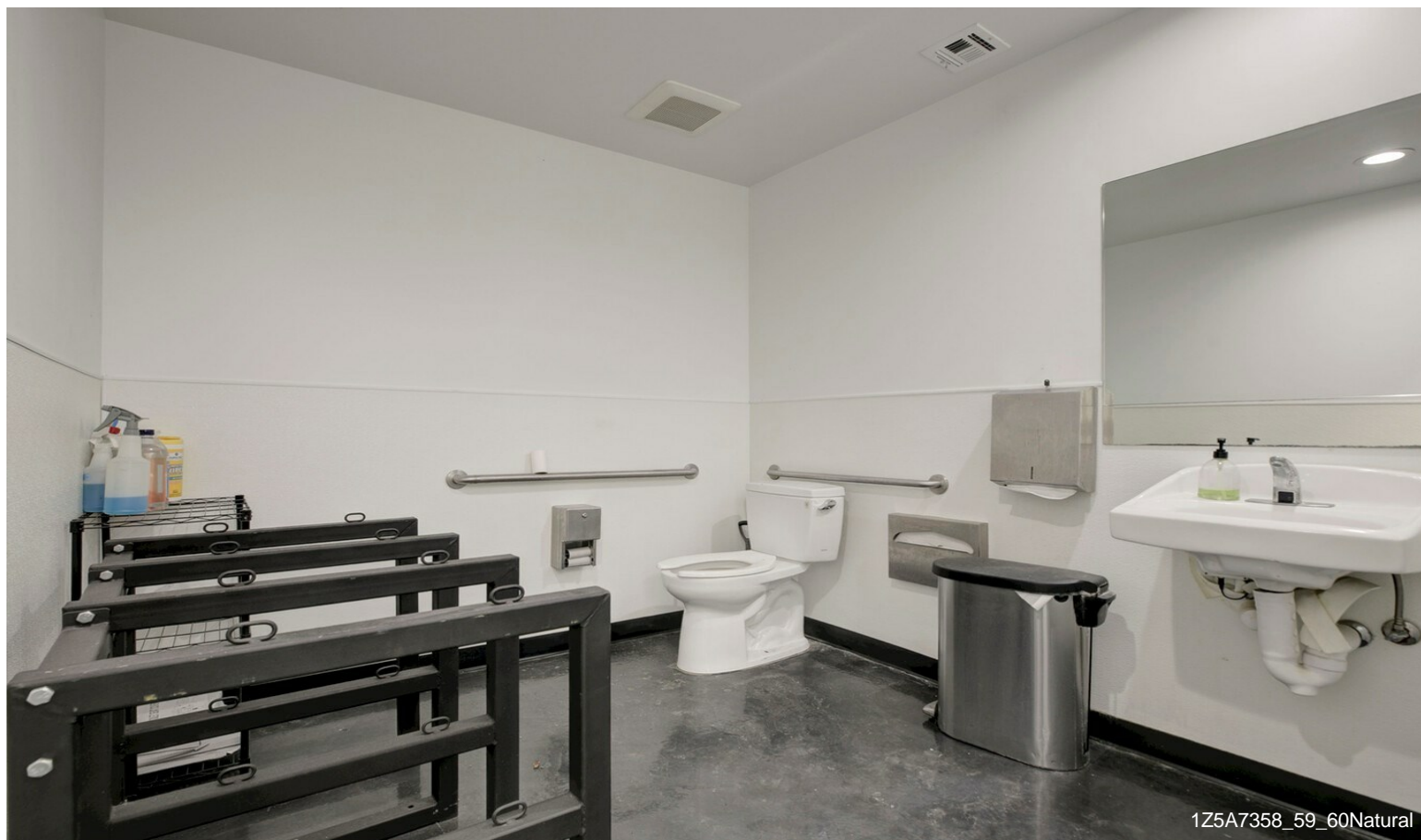


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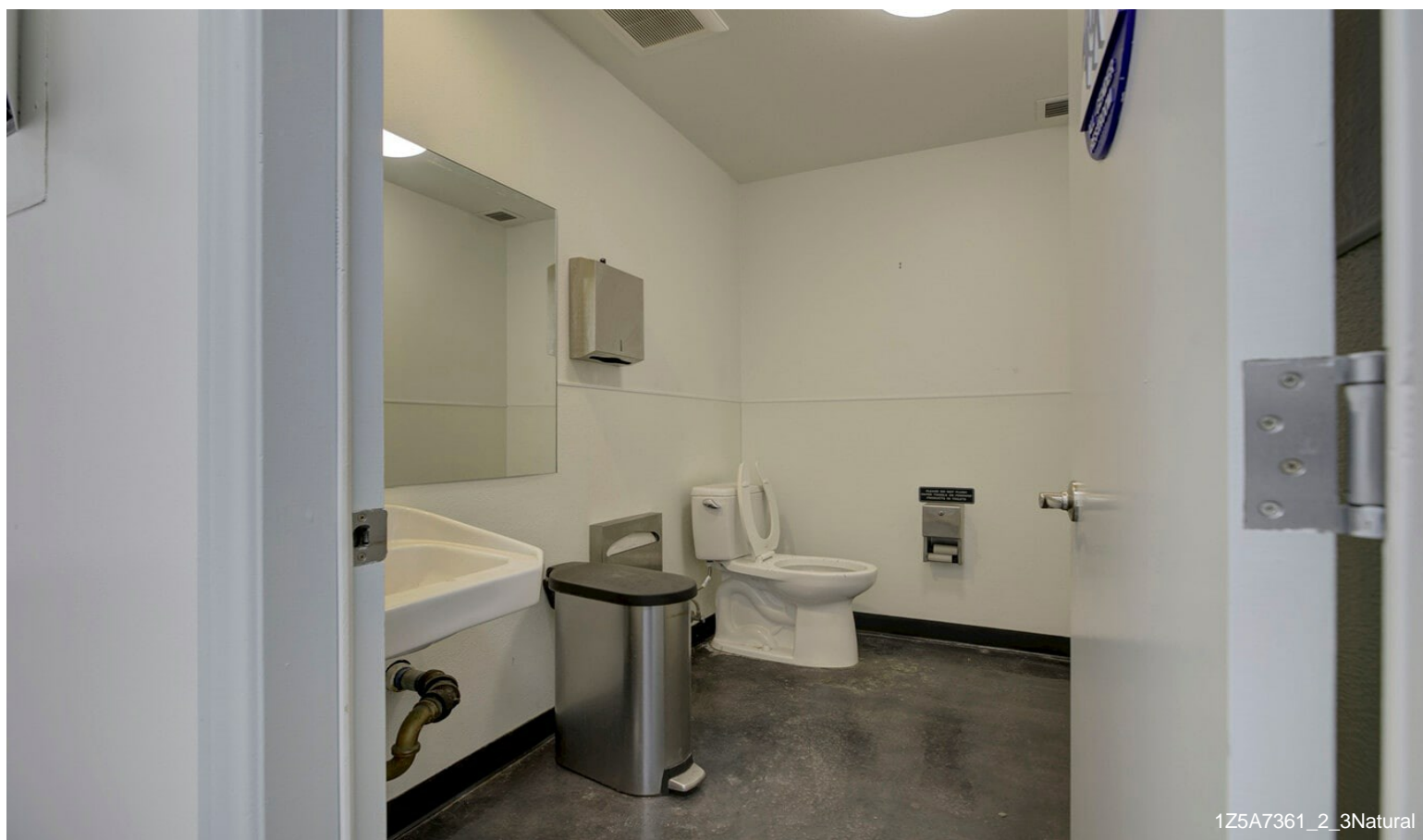


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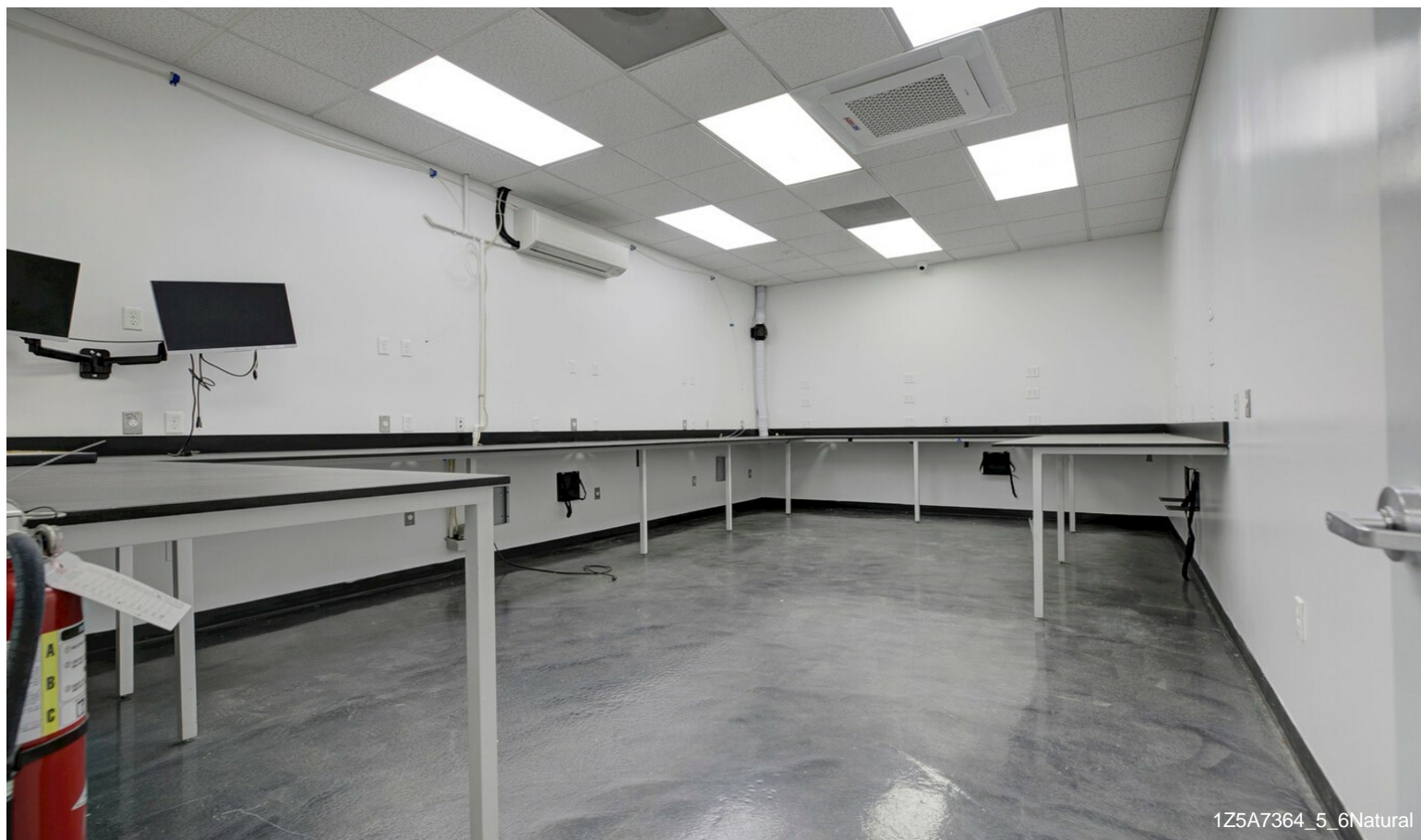


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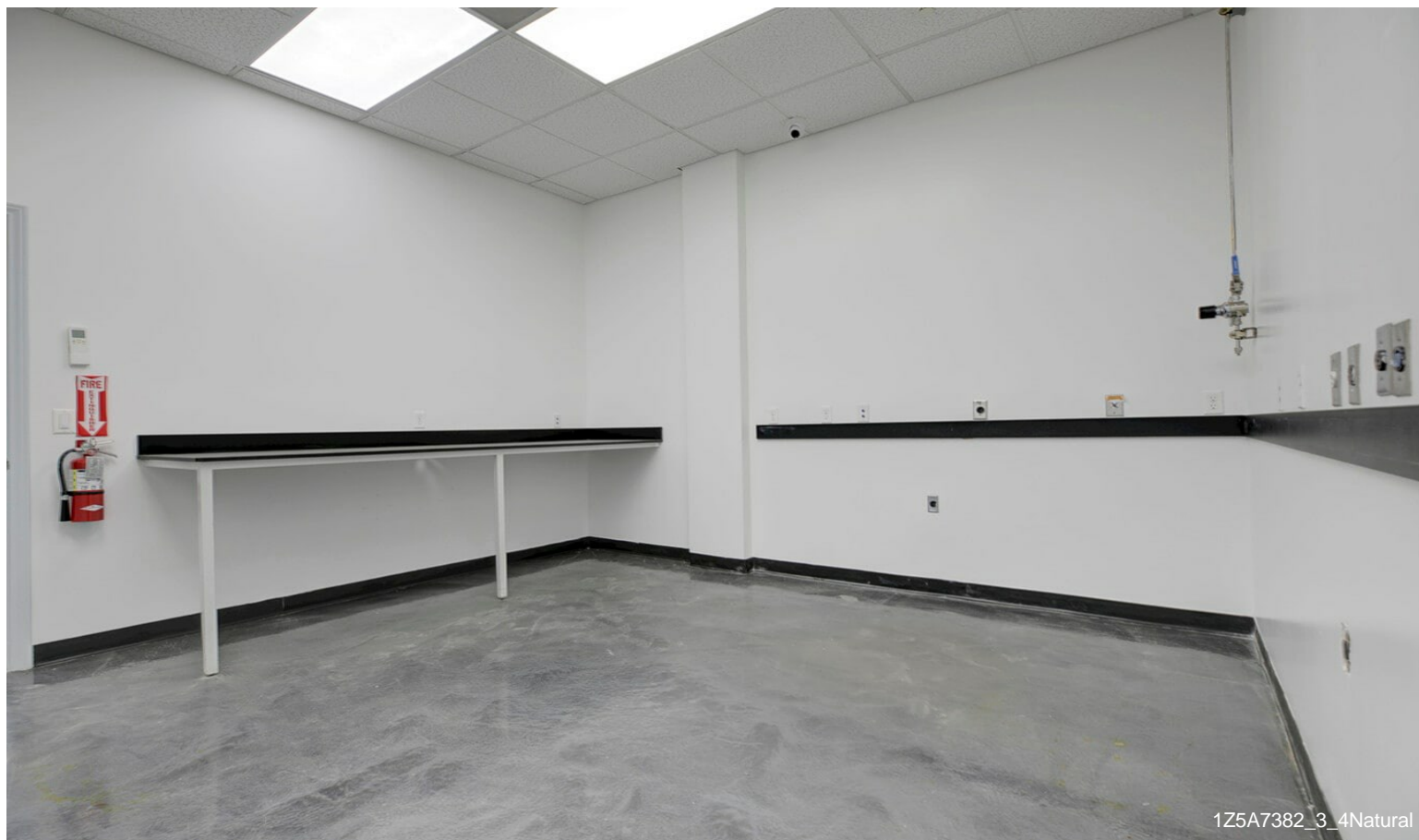


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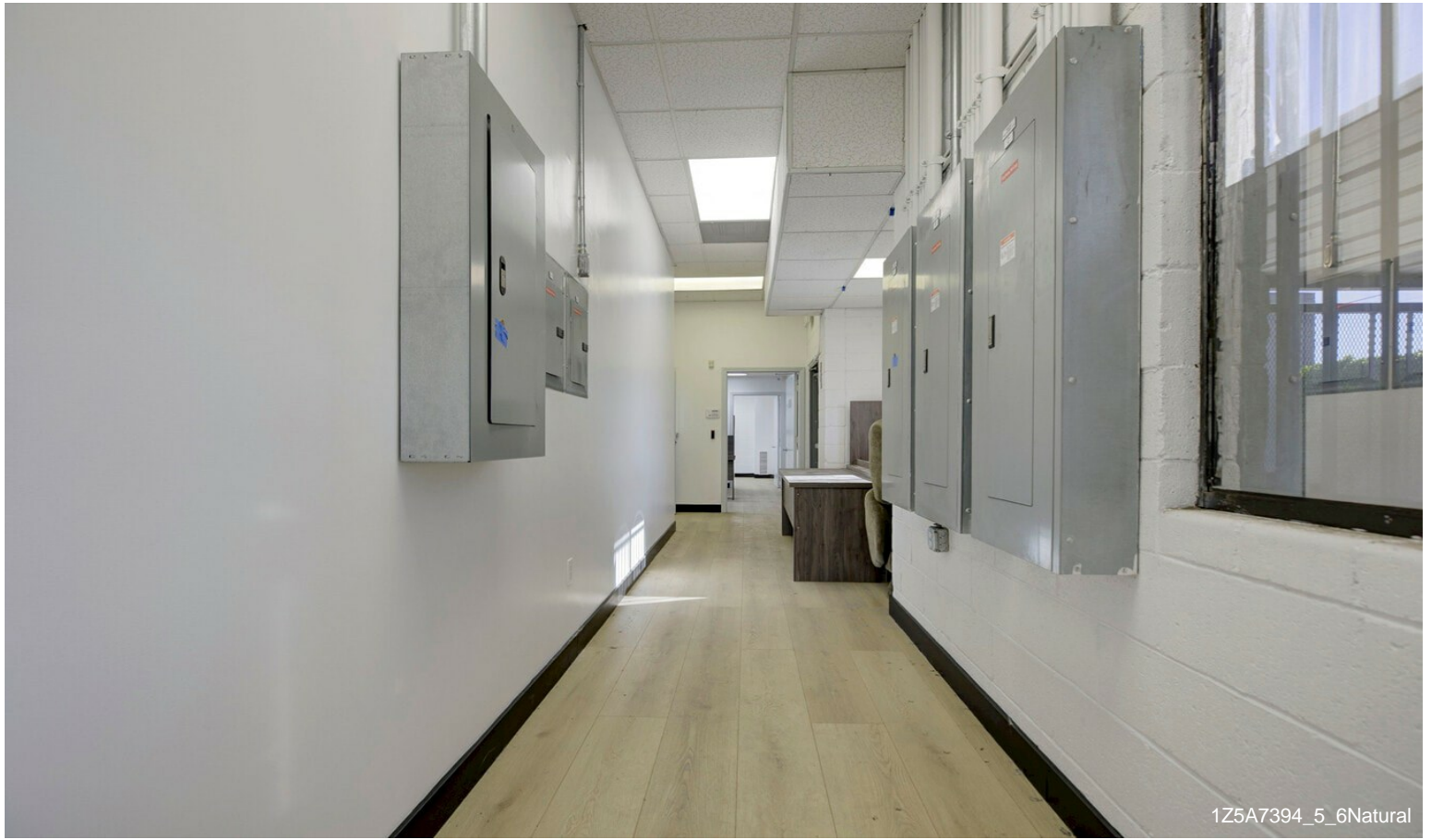
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Property Photos



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