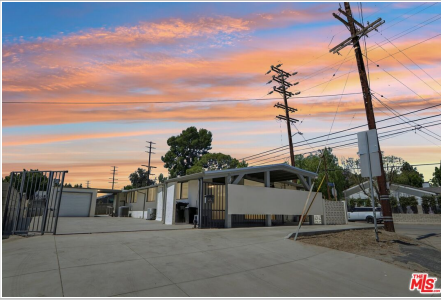


11100 Sheldon St
Sun Valley, CA 91352

Units	1,792/Vendor Enhanced Bldg Sq Ft	5,712 Lot Sq Ft Vendor Enhanced
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Commercial Sale
LP \$849,900 Active



Area	78 Shadow Hills
Property Subtype	Office
List Price/Bldg Sq Ft	\$474.27
Cap Rate	
NOI	
Year Built/Age	1954 / 72
MLS#	26802605
APN	2538-028-002

Directions: Google Maps

Remarks: Completely remodeled and move-in ready, this versatile property features 4 spacious rooms, 2 full bathrooms, and 2 central air conditioners, perfect for business use, residential or both! Situated on a highly visible corner lot, it offers tons of parking for clients, tenants, or guests. Highlights include a brand-new kitchen, new roof, modern finishes throughout, and a flexible layout to suit a variety of commercial or residential needs. Don't miss the chance to own a turnkey property with endless potential for your business or investment portfolio!

Income Details	
Accounting Type	
# Tenants	
Net Profit	
Other Income	
Gross Monthly Income	
Gross Operating Income	
Gross Schedule Rents	
Laundry Income	
Effective Gross	
Vacancy Allowance \$	
Vacancy Allowance %	
Monthly Rent	
Rent Max	
Rent Min	
Total Monthly Rent	

Expenses	
Expense Year	
Property Tax Year	
Advertising	
Building	
Electric	
Equipment	
Legal Accounting	
Maintenance	
Insurance	
Operating	
Management	
Property Tax	
Real Estate Tax	
Reserves	
Resident Manager	
Supplies	
Water/Sewer	
Trash	
Other	
Total	

Contract Info		DOM 23
List Date	04-25-2026	
List Price	\$849,900	
LP/Bldg Sq Ft	\$474.27	
LP/Lot Sq Ft	\$148.79	
Orig List Price	\$849,900	
Status Date	04-25-2026	
Change Date/Type	04-25-2026/New Listing	
Sale Type	Standard	
Probate	No	
Seller Concessions?	Maybe	
Available For	Sale	
Financing	Assume, Submit, Private, Cash To Existing Loan, Cash, New, Conventional	

Structure Info	
Buildings	
Units	
Stories	0
Exterior Constr	
Amperage	
Voltage	
Roofing	
Builder's Name	
Building Name	
Building Status	
Entry Level	
Signage	

Land/Lot Info	
Zoning	LAC2
Lot Dimen/Source	
Land Use	Office, Other, Retail
Topography	
Lot Acreage	0.131
Lot Features	Corner Lot, Lot Shape-Rectangular, Lot-Level/Flat, Paved Street
Parcel Master	
Survey	
Phase	
Park Name	
Country	UNITED STATES OF AMERICA
County	Los Angeles
Map	

Asset/Use Details	
Occupant Type	Occupied
Search Tags	Adult Family Home, Car Wash, Day Care, Stand-Alone, Single-Tenant, Retail/Office, Convenience Store, Car Repair, Recreation Use, Restaurant, Liquor Store, Industrial/Retail, Gym/Rec Center, Live/Work, Mixed-Use, Multi-Tenant, Office/Retail
Current Use	
Asset Class	Office, Specialty, Retail
Industrial Type	
Office Type	Owner User
Retail Center Type	Mixed Use
Office Class	
Investment Property	
Clearance Height Max	
Clearance Height Min	

Area Details	
Residential Sq Ft	1,792
Condo Sq Ft	
Industrial Sq Ft	
Industrial Sq Ft Max	
Industrial Sq Ft Min	
Office Sq Ft	1,792
Office Sq Ft Max	
Office Sq Ft Min	
Retail Sq Ft	
High-Tech Flex Sq Ft	

Amenities/Parking	
Building Features	
Security	Exterior Security Lights, Smoke Detector, Gated, 24 Hour, Carbon Monoxide Detector(s)
Heating	Central
Cooling	Yes
Electric	
Utilities	
Water	District/Public
Laundry	
Laundry Equipment	
Carport Spaces	
Parking Spaces	9
Uncovered Spaces	7
Covered Spaces	2
Parking Ratio	

Business Details	
Business Name	
Business Type	
Reason For Selling	
Year Established	
Inventory Value	
Equipment Value	

Business Details	
Operation Days	
Operation Hours	
# Employees	
# Part-time Employees	
Years Under Current Owner	
Hours Owner Works	
Personal Property Amount	
Commercial License	
Tax Rate	
Supplement Count	
Ownership Type	
Seating Capacity	

Lease Details	
Lease Type	
Leasable Sq Ft	
Largest Contiguous Sq Ft	
Assignable	
Total Building NRA	
Lessee Provides	
Lessor Provides	
Divisible Sq Ft	
Total Sq Ft Max	
Total Sq Ft Min	
Move In	
Monthly NNN	
Renewable Option	

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Andre Patatanyan CALDRE# 02083271