



**GRIBIN PROPERTIES**  
*Commercial Real Estate*

22551 Ventura Boulevard, Suite 201  
Woodland Hills, CA 91364

**For Lease Or Sale  
Free Standing Office Building  
14547 Gilmore Street  
Van Nuys, CA 91411**

- Improvements: Free standing building consisting of 3,780± sqft.
- Lot Size: 15,002 square feet. (100' x 150'; CR zone)
- Current Use: School-divided into larger rooms & comm'l kitchen.
- Rental Rate: \$1.50 per sqft, triple net. (Includes TI allowance of \$13/sf)  
Taxes/insurance equal \$690 per month.
- Sale Price: \$699,000
- Parking: Parking for about 25 cars. Lot is not striped.
- Building Features: \* Hard to find smaller free standing building!  
\* Ideal for school, church, contractors, gym, etc!  
\* Located in Van Nuys Enterprise Zone!  
\* Just minutes to Van Nuys courthouses/federal offices!

**For Further Information Call  
Rob Fullarton (818) 225-0097 Ext 27  
DRE No. 00789446**

The information contained herein is from sources deemed reliable but Gribin Properties makes no warranties or representations as to the accuracy of this information. Buyer should conduct their own studies and investigations. All measurements are approximate.



# GRIBIN PROPERTIES

*Commercial Real Estate*

**For Sale Or For Lease**  
**14547 Gilmore Street, Van Nuys, CA**



**3,780± sqft building; 15,002 sqft lot**  
**25 car parking**

