

OFFICE MULTI-TENANT BUILDING

FOR SALE

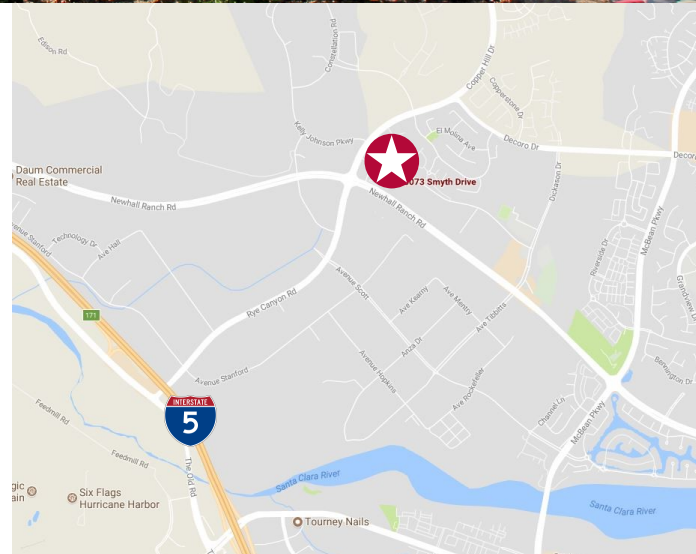
28039

SMYTH DRIVE VALENCIA, CA 91355



SANTA CLARITA BUSINESS PARK PROPERTY HIGHLIGHTS

- 3,250 Square Foot Multi-Tenant Office Condominium Building
- Priced at \$975,000 (\$300.00 per Square Foot)
- Three Separate Units of 620, 1,270 and 1,370 SF, can be Combined
- Two Separate Entrances, Central Common Restrooms
- Outstanding Views of the Entire Santa Clarita Valley
- Located Adjacent to Newhall Ranch Road
- Close to Many Restaurants and Retail Amenities
- 4/1000 parking ratio
- **(Currently Occupied, Do Not Disturb Tenant)**



FOR MORE INFORMATION CONTACT:

CAMERON GRAY

Vice President

P: 661.670.2004

cgray@daumcre.com

CA BRE License: #00868405

COLE TAYLOR

Associate

P: 661.670.2002

ctaylor@daumcre.com

CA BRE License: #02042569

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AREA AMENITIES

- Located adjacent to many retail and restaurant services, including LA Fitness
- Minutes from other area amenities including Valencia Town Center, Valencia Country Club, TPC Valencia, Valencia Hyatt Hotel and Santa Clarita Conference Center and Spectrum Club
- Multiple housing opportunities located with close proximity to the building
- Quick and easy access to Golden State Freeway (I-5), State Highway 126 and the Cross Valley Connector



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