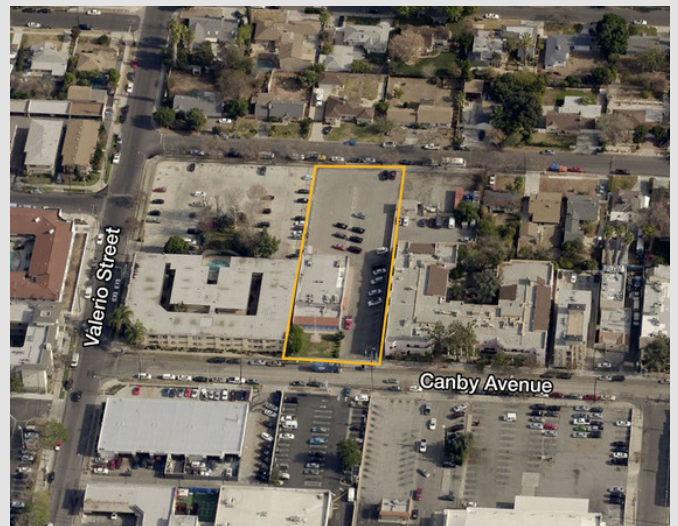


7338 Canby Ave.

Reseda, California 91335

Property Features

- Multi-Family Development Opportunity Zoned C2 & R1
- Up to 32 Apartment Units can be Built and Possibly 2 Houses
- Located in the Heart of Reseda
- Close Proximity to Amenities
- Sale Price: \$2,550,000



Demographics	1 Mile	2 Miles	3 Miles
Total Population:	36,114	129,216	244,521
Avg. HH Income:	\$60,122	\$66,703	\$71,787

For more information:

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Chris Jackson, Co-CEO

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FOR SALE

FOR SALE: Multi-Family Development Site (RESEDA)



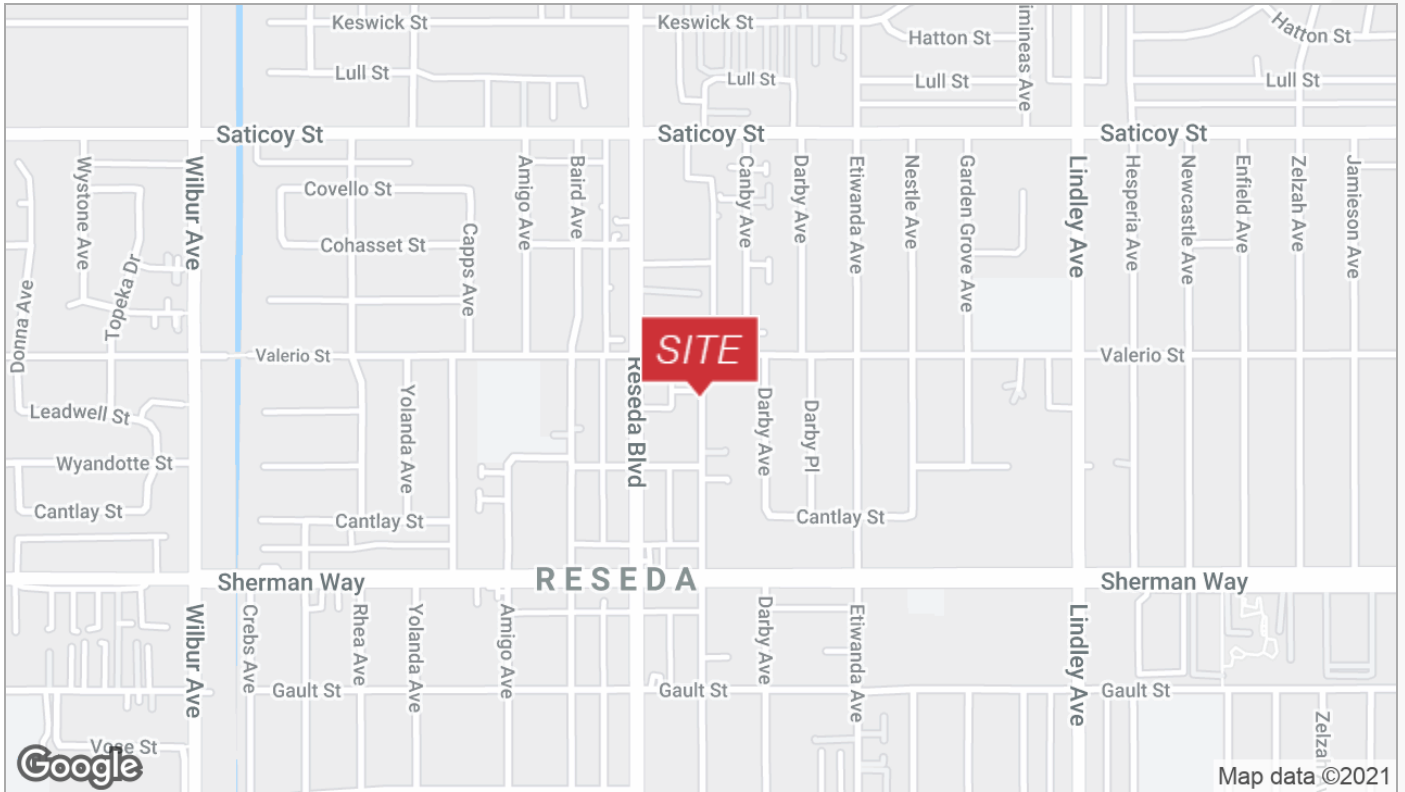
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ZIMAS

Address/Legal

Site Address	7338 N CANBY AVE
Site Address	7337 N DARBY AVE
ZIP Code	91335
PIN Number	186B125 759
Lot/Parcel Area (Calculated)	32,025.9 (sq ft)
Thomas Brothers Grid	PAGE 530 - GRID J4
Assessor Parcel No. (APN)	2119021035
Tract	TR 24056
Map Reference	M B 676-26/28
Block	None
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	186B125
Zoning	[Q]C2-1VL-CDO
Zoning	[T]R1-1
Zoning Information (ZI)	ZI-2339 Reseda Central Business District
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Low Residential
General Plan Land Use	Neighborhood Office Commercial

General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Historic Preservation Review	No
CDO: Community Design Overlay	Reseda Central Business District
CPIO: Community Plan Imp. Overlay (District, Subarea)	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

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