

# SHARI BANER

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## EXCLUSIVE DEVELOPMENT OPPORTUNITY

**14422-14428 WEST HAYNES STREET, VAN NUYS, CA 91401**  
**25 UNIT APARTMENT COMMUNITY**

T.G.# 532 A6



Price: **\$1,870,000**

**PROPERTY DELIVERED VACANT WITH APPROVED PLANS**

### Site Summary:

Site Area: 15,011 s.f.  
Bldg. Area: 25,980 s.f.  
Max: Bldg. Area: 33,000 s.f.  
Units: 25 Units  
Total pkg: 43 pkg.

### Additional Information

The property is extremely well located just east of Van Nuys Blvd. north of Victory, near rapid transit & shopping and the Civic Center.

The property will be individually metered for gas, electric and water. Each unit will have its own washer/dryer hookup.

### Unit Breakdown:

6	1Bd/1
16	2Bd/2
2	3Bd/2
1	S/1
1	Rec. Room

The property has been designed for maximum living area and low maintenance with an attractive common area court yard.

Existing on the property- 8 units with an approx. inc. of \$94,000+.

Go to [www.sharibaner.com](http://www.sharibaner.com) for additional information.

### Available Plans:

Structural Plans  
Architectural Plans  
Grading Plans  
Electric Plans  
Mechanical Plans  
Plumbing Plans  
Soil Reports



(Project is in the process of going through plan check)

Information obtained from sources deemed reliable, however we make no warranties or guarantees as its accuracy.