

# 7049 OWENSMOUTH AVE

Canoga Park, CA | 91303



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## PROPERTY HIGHLIGHTS

- General Office Space – Ideal for Medical / Dental users & Contractor Builders
- Positioned just moments from Warner Center in one of the West Valley's most dynamic and rapidly evolving corridors
- Front and Rear Parking – 16 On Site Spaces
- Bonus: Detached, Converted Garage for Additional Uses
- Landlord Improvements Available
- Zoning: C 1 (Commercial)

## OFFERING SUMMARY

<b>SALE PRICE:</b>	Upon Request
<b>LEASE RATE:</b>	\$3,500 per Month + Expenses
<b>AVAILABLE SF:</b>	1,775 SF + BONUS Built Out Garage
<b>LOT SIZE:</b>	7,500 SF



RENDERING



RENDERING

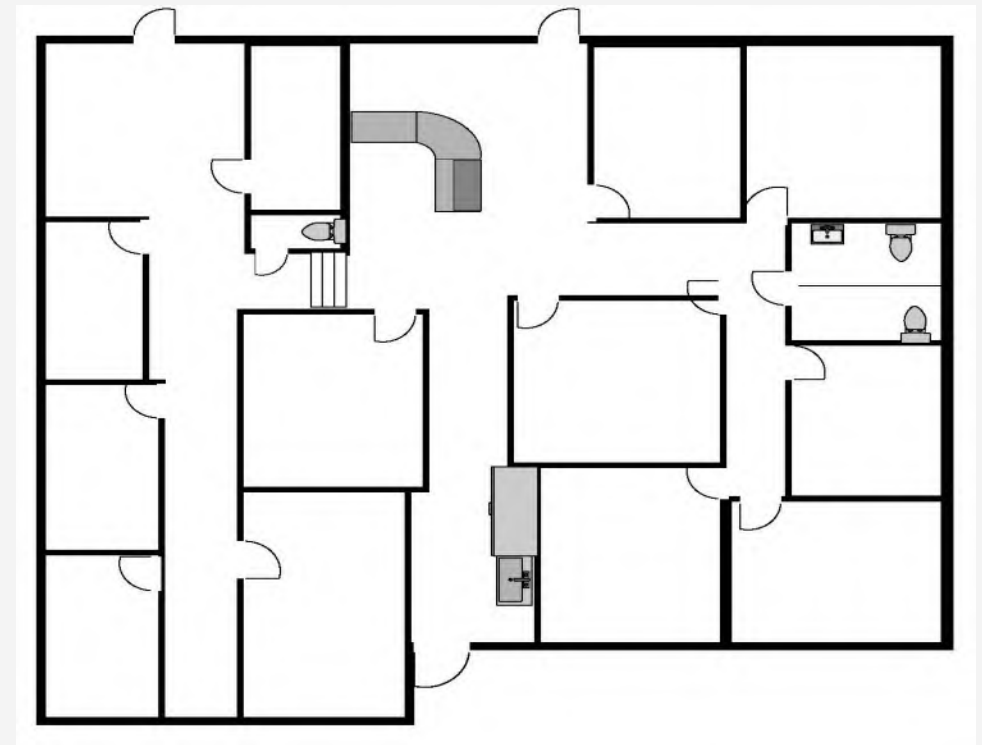


RENDERING



## PROPERTY DESCRIPTION

Positioned just moments from Warner Center, 7049 Owensmouth Avenue is a rare, high-exposure opportunity in one of the West Valley's most dynamic and rapidly evolving corridors. This 1,721 square foot building sits on a generous 7,405 square foot C-1 zoned lot, offering exceptional flexibility for an owner-user, investor, or tenant looking to capitalize on location and functionality. The property is further enhanced by a bonus detached converted garage of 500+ square feet (not included in the main building size), providing valuable additional space for office, storage, or creative use. With approximately 15 on-site parking spaces accessible from both the front and rear, the site easily accommodates a wide range of uses, including medical (buyer to verify). Whether you're looking to establish a presence near Warner Center, reposition an asset, or secure a highly usable commercial property with strong fundamentals, this offering checks all the boxes.





Google Earth

Image Landsat / Copernicus  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Data LDECO, Columbia, NSF, NOAA  
Data MBARI

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