

# \$1,000,000 - 6924 Chisholm Avenue, Van Nuys

MLS® #25535441

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## \$1,000,000

2 Bedroom, 2.00 Bathroom, 1,630 sqft  
Residential on 0 Acres

N/A, Van Nuys,

We are pleased to present a large charming home for sale located at 6924 Chisholm Avenue in Van Nuys, CA 91406. The home is 2 bedroom / 2 bathroom, including a family room, living room that encompasses a 1630 square foot building. The homes includes a large family room with ample light that oversees a large back yard. There is a long driveway that leads up to a garage in the back yard. The lot is 10,873 square feet and is zoned LARE9, with lot width and depth of 78 ft x139 ft. A savvy investor can take advantage of adding value to this great opportunity by potentially adding a +-1200 square foot ADU on thus large lot (Buyer to verify independently). The street is quiet and encompasses homes on large residential lots. Van Nuys is centrally located, it offers unparalleled convenience in one of LA's most desirable areas. Walking distance to a number of various amenities including, cultural attractions, shopping centers, employment opportunities, and spiritual centers. Van Nuys is a diverse and vibrant neighborhood known for its, thriving real estate market, rich cultural heritage, and close-knit community appeal. This thriving residential community offers a unparalleled and unique blend of urban convenience, various amenities, coupled with and a strong sense of a great community. This vibrant mix of communities is reflected in the local businesses, cultural events, restaurants, and enables it to create a dynamic and inclusive atmosphere that celebrates its robust



diversity. The neighborhood is home to an assortment of boutiques, shops and restaurants, offering a diverse range of cuisines and shopping experiences.

Built in 1949

**Essential Information**

MLS® #	25535441
Price	\$1,000,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,630
Acres	0.25
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Meir Frydman
Listing Office	Keller Williams Los Angeles

**Community Information**

Address	6924 Chisholm Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

**Amenities**

Parking Spaces	2
Parking	Driveway, Garage
Garages	Driveway, Garage
Pool	None

**Exterior**

Roof	Other
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**Interior**

Interior	Carpet, Wood
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	8
Zoning	LARE9
Short Sale	N
RE / Bank Owned	N

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