

\$734,950 - 6917 Matilija Avenue, Van Nuys

MLS® #OC25261649

\$734,950

4 Bedroom, 2.00 Bathroom, 1,422 sqft

Residential on 0 Acres

N/A, Van Nuys,

Discover a prime investment opportunity at 6917 Matilija Ave in Van Nuys Close to NoHo, Sherman Oaks, and major studios. Zoned R1 with potential to expand. This property is ready for the right investor to bring it back to life. The home has sustained fire damage in the kitchen, creating the perfect entry point for value-add improvements, customization, and increased equity potential. With a spacious lot, strong rental demand in the area, and plenty of room for creative vision—whether you plan to rehab, reposition, or develop—this is an ideal project for seasoned investors or anyone looking to maximize return. Don't miss the chance to transform this property into a standout asset. Property is not in financeable condition and seller will not make any repairs. Only all cash/hard money offers will be reviewed by seller per their instructions. Sold in AS-IS condition. There are no reports or estimates on file, buyer to conduct their own due diligence and satisfy themselves. Utilities will not be on for inspection. Call your Realtor to schedule a tour and make an offer today!



Built in 1948

Essential Information

MLS® #	OC25261649
Price	\$734,950
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	1,422
Acres	0.16
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jessica Nieto
Listing Office	eXp Realty of California Inc

Community Information

Address	6917 Matilija Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

Amenities

Utilities	Electricity Connected, Water Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	1
Parking	Door-Single, Garage
# of Garages	1
Garages	Door-Single, Garage
View	None
Pool	None

Exterior

Lot Description	Back Yard
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Interior

Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District Los Angeles Unified

Additional Information

Date Listed November 19th, 2025

Days on Market 6

Short Sale N

RE / Bank Owned N

Based on information from 6

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