

# **\$1,395,000 - 16011 Victory Boulevard, Van Nuys**

MLS® #SR25029909

**\$1,395,000**

3 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

N/A, Van Nuys,

We are proud to represent this 4-unit apartment building in Lake Balboa area of Van Nuys.

The property has an excellent unit mix, consisting of (2) 1+1 units and (2) 2+1 units. With a lot size of 5,999 square feet, the property has a total of 4,036 rentable square feet. Two units have been completed renovated. The property features enclosed garages, an on-site laundry room, and new windows in the renovated units.



The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping while the metro link transportation service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles.

The property is separately metered for water and electricity.

Built in 1953

## **Essential Information**

MLS® #	SR25029909
Price	\$1,395,000
Bedrooms	3
Bathrooms	2.00

Acres	0.14
Year Built	1953
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Cindy Hill
Listing Office	Equity Union

## Community Information

Address	16011 Victory Boulevard
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	4
# of Garages	4
Pool	None

## Exterior

Lot Description	Rectangular Lot
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## Interior

# of Stories	2
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## Additional Information

Date Listed	February 10th, 2025
Days on Market	18
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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