

# **\$1,235,000 - 7224 Hazeltine Avenue, Van Nuys**

MLS® #SR25094535

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**\$1,235,000**

3 Bedroom, 2.00 Bathroom,  
Residential Income on 0 Acres

N/A, Van Nuys,

Located in a high-demand rental market, 7224 Hazeltine Ave presents an exceptional opportunity for investors seeking a well-maintained multifamily property with strong income potential. This six-unit building features a desirable unit mix of two 1-bedroom, 1-bath units and four 2-bedroom, 1-bath units, appealing to a broad tenant base. With on-site parking and storage, residents enjoy added convenience, enhancing the property's long-term rental appeal.

The building has been upgraded for efficiency and durability, including a new roof installed in 2023 and copper plumbing, ensuring lower maintenance costs for years to come. Additionally, the property is individually metered for gas and electricity, allowing for reduced owner expenses. On-site laundry facilities provide further tenant convenience, adding to the property's desirability.

Strategically located, the property offers easy access to major freeways, including the I-405 and CA-170, making it a prime spot for commuters. The Van Nuys Transit Station is just minutes away, and tenants will appreciate the convenience of nearby shopping, dining, and services, including Panorama Mall, Van Nuys DMV, and Los Angeles Valley College. With strong rental demand and tremendous upside potential, investors have the opportunity to increase returns over time.



With modern upgrades, excellent location, and future income growth potential, 7224 Hazeltine Ave is a standout investment opportunity in Van Nuys.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Built in 1957

**Essential Information**

MLS® #	SR25094535
Price	\$1,235,000
Bedrooms	3
Bathrooms	2.00
Acres	0.15
Year Built	1957
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	James Antonucci
Listing Office	Keller Williams Realty-Studio City

**Community Information**

Address	7224 Hazeltine Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

**Amenities**

Parking	Carport
Garages	Carport
Pool	None

**Exterior**

Lot Description            SixToTenUnitsAcre

**Interior**

# of Stories                2

**Additional Information**

Date Listed                April 4th, 2025

Days on Market           80

Zoning                     LAR3

Short Sale                 N

RE / Bank Owned        N

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