

# 1000

## SKYLINE MOUNTAIN WY

BURBANK, CA 91501

AVAILABLE

**STRATTON**  
INTERNATIONAL  
COMMERCIAL REAL ESTATE SERVICES

[STRATTONINTERNATIONAL.COM](http://STRATTONINTERNATIONAL.COM)



# 1000 SKYLINE MOUNTAIN WY

BURBANK, CA 91501

**AVAILABLE**



## Daniel Stratton

Senior Associate - DRE #01986597

Cell: 661-414-6364 | Office: 661-702-9700

Daniel@StrattonInternational.com

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PROPERTY SUMMARY

# 1000 SKYLINE MOUNTAIN WY

MOUNTAINOUS LAND IN LA COUNTY

Stratton International Inc is pleased to present the rare opportunity to purchase 1000 Skyline Mountain Way, a 120 acre parcel of beautiful green mountainous land bordering Burbank on the west and Glendale on the east. Enjoy 360 degrees of breathtaking views overlooking Los Angeles County from the flat landing at the property's highest point. The land is already outfitted with water service at the top of the mountain. Roads and trails run throughout the property are frequently traveled by hikers enjoying the hilltop scenery. The property is landlocked with legal access for private property owners via Skyline Mountain Way, a fire-road of the Verdugo Mountains or via Beaudry North Mtwy.

<b>PROPERTY TYPE</b> .....	LAND
<b>LOT SIZE (ACRES)</b> .....	120.93±
<b>LOT SIZE (SQ.FT)</b> .....	5,267,637±
<b>ZONING</b> .....	GLR1
<b>APN</b> .....	5630-028-006



PROPERTY ACCESS

# ACCESSING THE PROPERTY

## OVERVIEW

The attached map previews the route to access 1000 Skyline Mountain Way via the entry point at Beaudry North Mtwy off of Beaudry Blvd.

### 1. ENTER BEAUDRY NORTH MTWY

Accessible via Beaudry Blvd, Beaudry North Mtwy access is secure via a locked gate.

### 2. CONTINUE ONTO VERDUGO MTWY

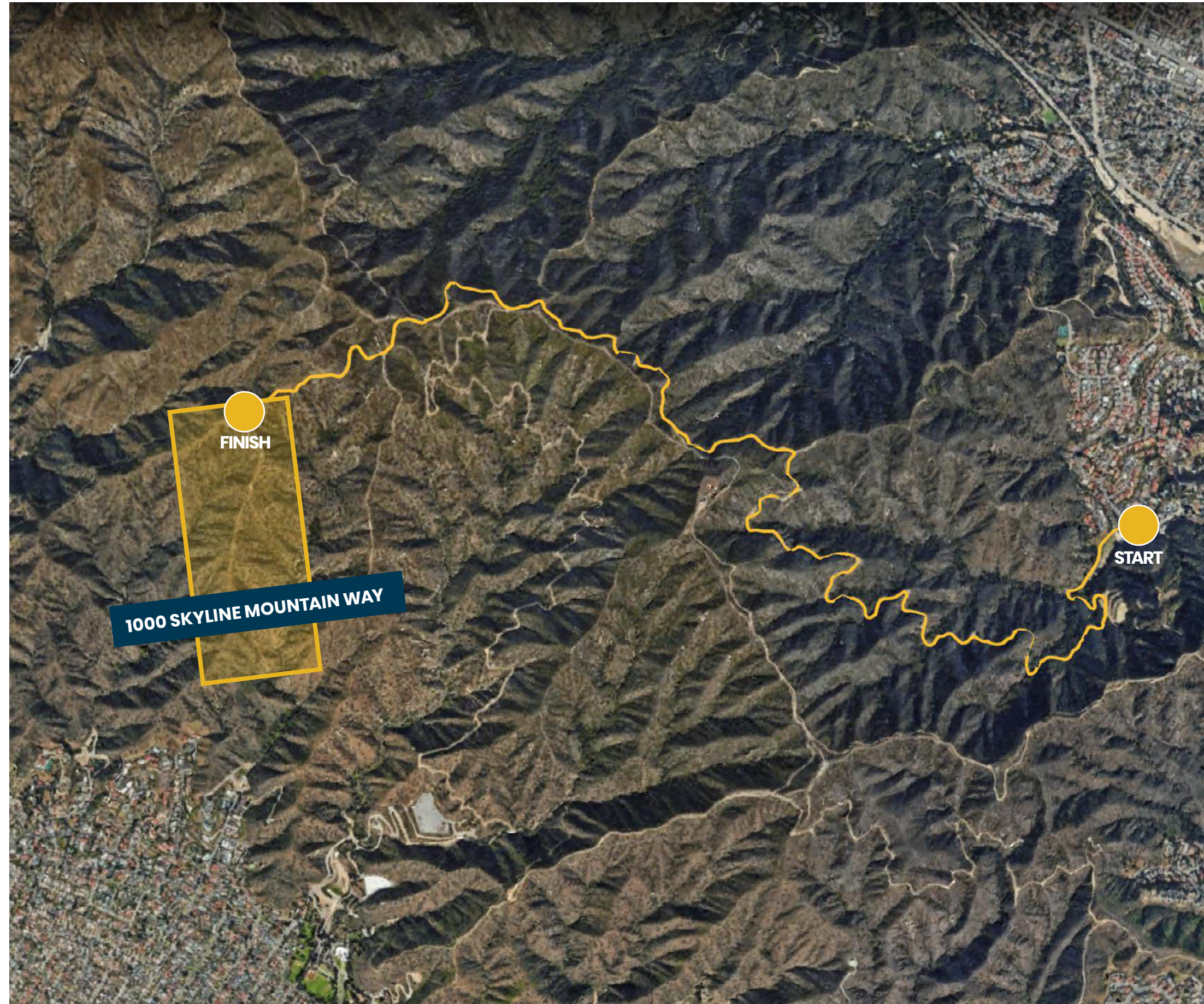
After a short while Beaudry North Mtwy will turn into Verdugo Mtwy.

### 3. KEEP RIGHT ONTO VERDUGO MTWY

You will come to a fork for Brand Park Mtwy and Verdugo Mtwy, keep right for Verdugo Mtwy.

### 4. GO LEFT ONTO SKYLINE MOUNTAIN WAY

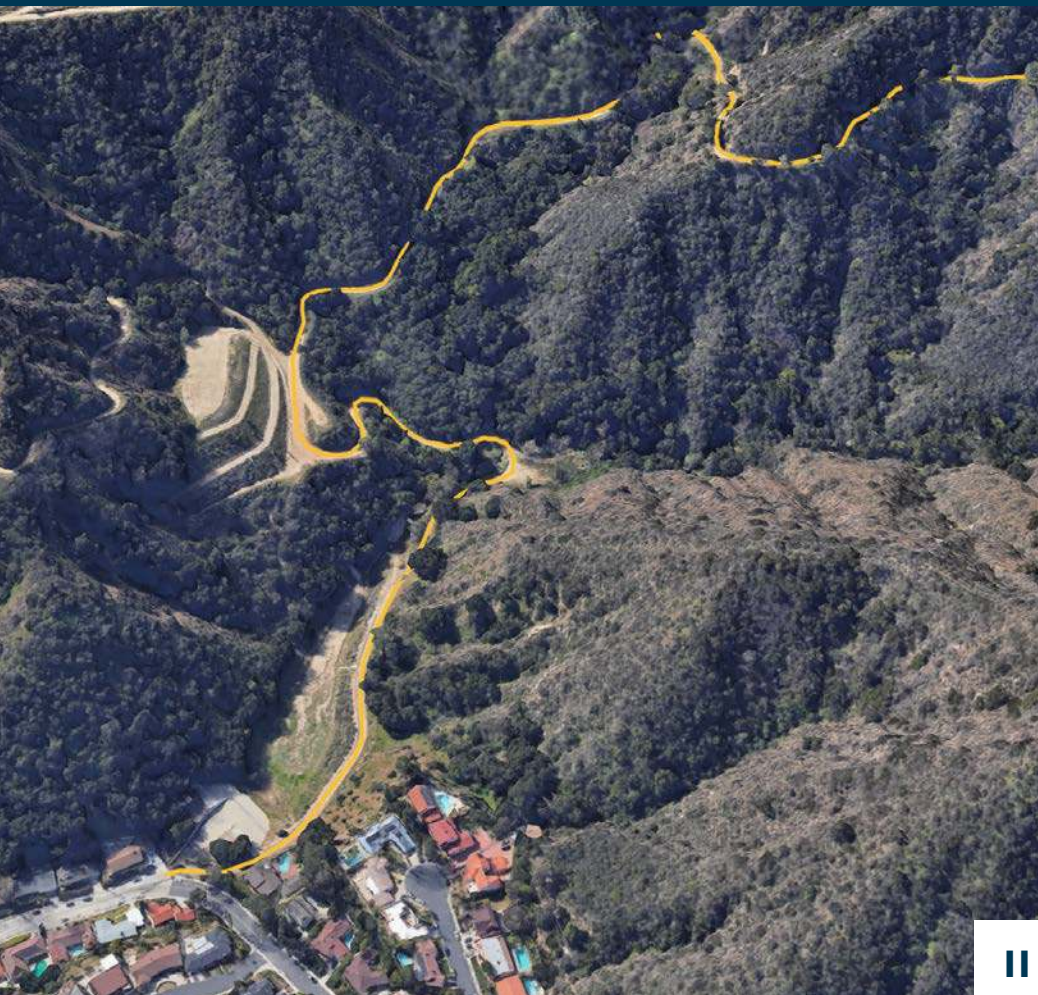
The next fork will be for Verdugo Mtwy and Skyline Mountain Way, continue onto Skyline Mountain Way, you are entering the property.



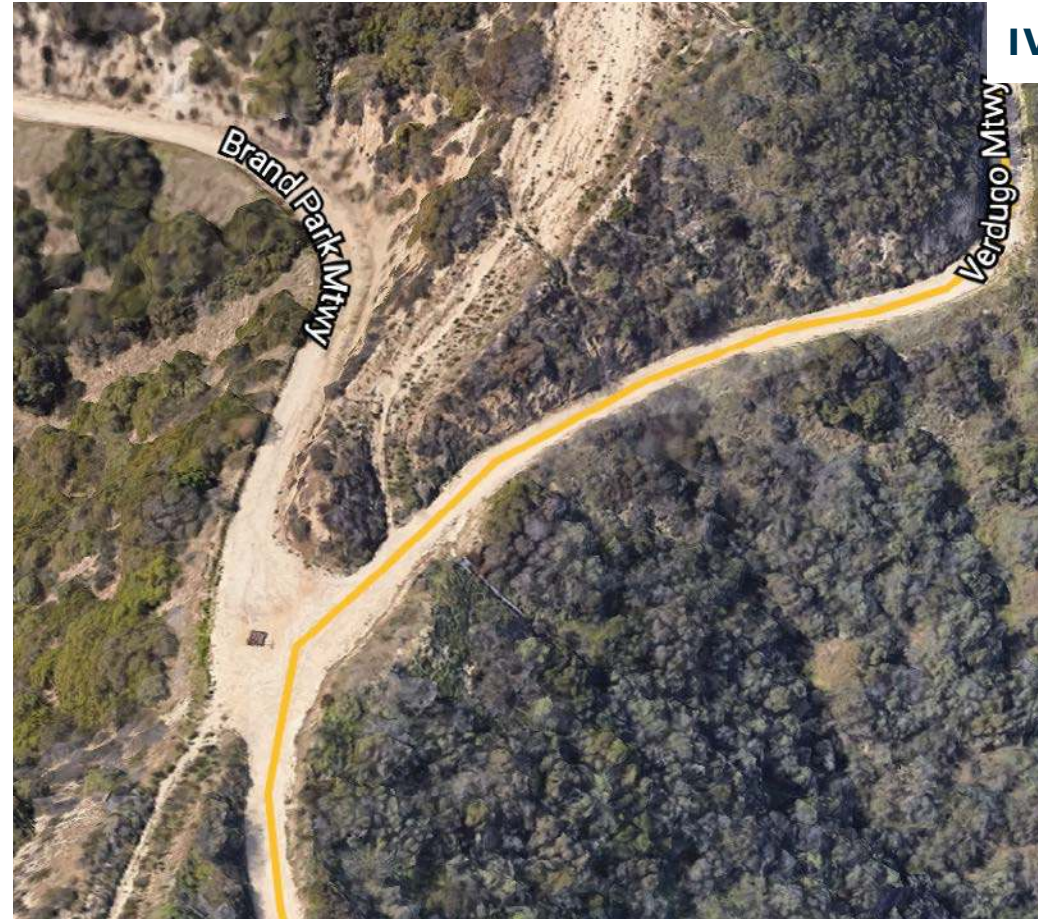


### 1. ENTER BEAUDRY NORTH MTWY

Accessible via Beaudry Blvd, Beaudry North Mtwy access is secure via a locked gate.



II



IV

### 3. KEEP RIGHT ONTO VERDUGO MTWY

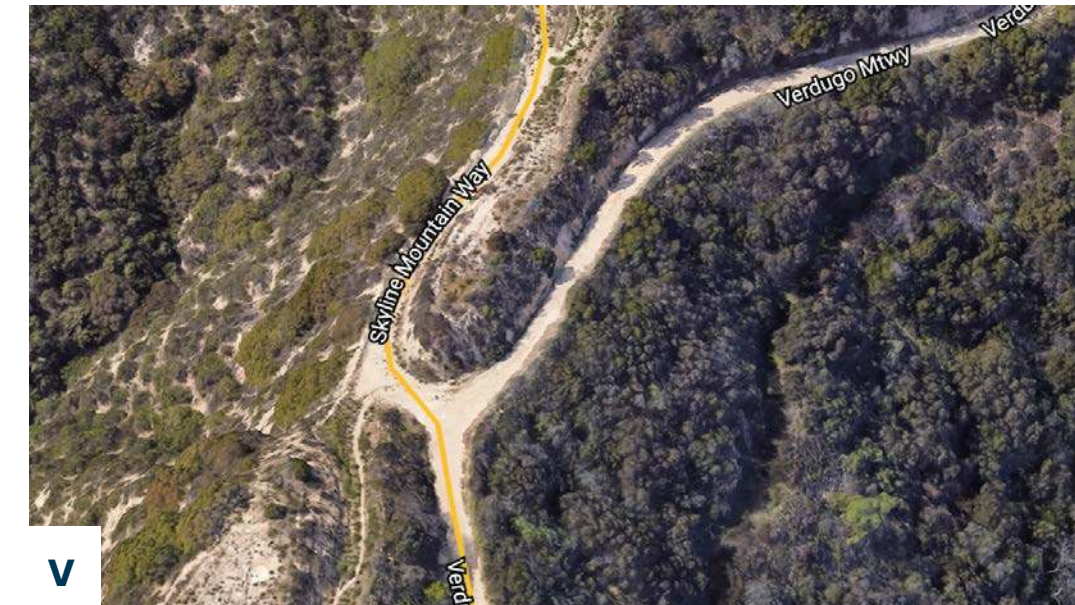
You will come to a fork for Brand Park Mtwy and Verdugo Mtwy, keep right for Verdugo Mtwy.



III

### 2. CONTINUE ONTO VERDUGO MTWY

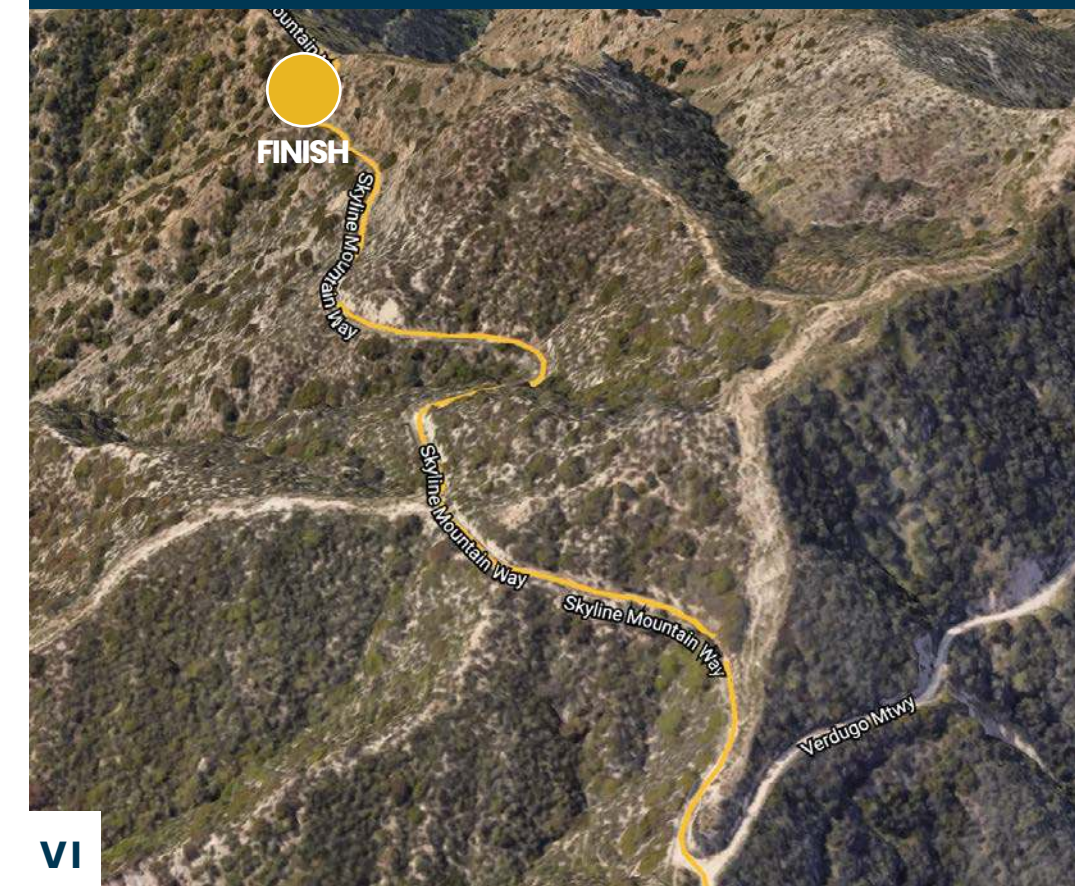
After a short while Beaudry North Mtwy will turn into Verdugo Mtwy.



V

### 4. GO LEFT ONTO SKYLINE MOUNTAIN WAY

The next fork will be for Verdugo Mtwy and Skyline Mountain Way, continue onto Skyline Mountain Way, you are entering the property.



VI



# 1000

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### FOR MORE INFORMATION:

**Daniel Stratton**

Senior Associate

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