

# 5339

## COMERCIO WAY

WOODLAND HILLS, CA 91364

PROPERTY FOR SALE &  
BUSINESS PURCHASE OPPORTUNITY



**STRATTON**  
INTERNATIONAL

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INTERNATIONAL

**5339**  
**COMERCIO WAY**  
WOODLAND HILLS, CA 91364

**PROPERTY FOR SALE  
&  
BUSINESS PURCHASE  
OPPORTUNITY**



**Ben Spring**

Senior Associate - DRE #02121445

Cell: 661-803-7477 | Office: 661-702-9700

[Ben@StrattonInternational.com](mailto:Ben@StrattonInternational.com)

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**STRATTON INTERNATIONAL, INC. | 5339 COMERCIO WAY, WOODLAND HILLS, CA 91364**







OFFERING SUMMARY

# 5339 COMERCIO WAY

## AUTOBODY PAINT, REPAIR, & DEALERSHIP

Stratton International is pleased to present 5339 Comercio Way, Woodland Hills, CA 91364. This commercial property features two buildings configured as an autobody paint and repair facility. These buildings are made up of 7,000 square feet of building area on 15,539 sq.ft of C4 zoned land with large building signage. Within the primary building you'll find a reception area, an open second floor for additional workspace or rentable income, and a workshop featuring one 10'x10' drive-thru door. The garage building features an open shop layout with four 14'x9', two 12'x9' drive-thru doors, and permitted spray booth. Located just minutes off the 101 Freeway, this property is adjacent to Ventura Blvd and in close proximity to many auto dealerships. Contact Ben Spring for more information regarding this turn-key opportunity.

<b>BUILDING SQ.FT</b> .....	7,000±
<b>LOT SIZE SQ.FT</b> .....	15,539±
<b>YEAR BUILT</b> .....	1956
<b>DRIVE-IN DOOR(S)</b> .....	4 x 14'X9', 2 x 12'X9' & 1 x 10'X10'
<b>FLOORS</b> .....	2
<b>APN(S)</b> .....	2167-002-033
<b>ZONING</b> .....	LAC4
<b>POWER</b> .....	TBD
<b>CLEAR HEIGHT</b> .....	15'
<b>PARKING</b> .....	25+ SPACES







OFFERING SUMMARY

# STEVE'S T&G MOTORS

## BUSINESS PURCHASE OPPORTUNITY

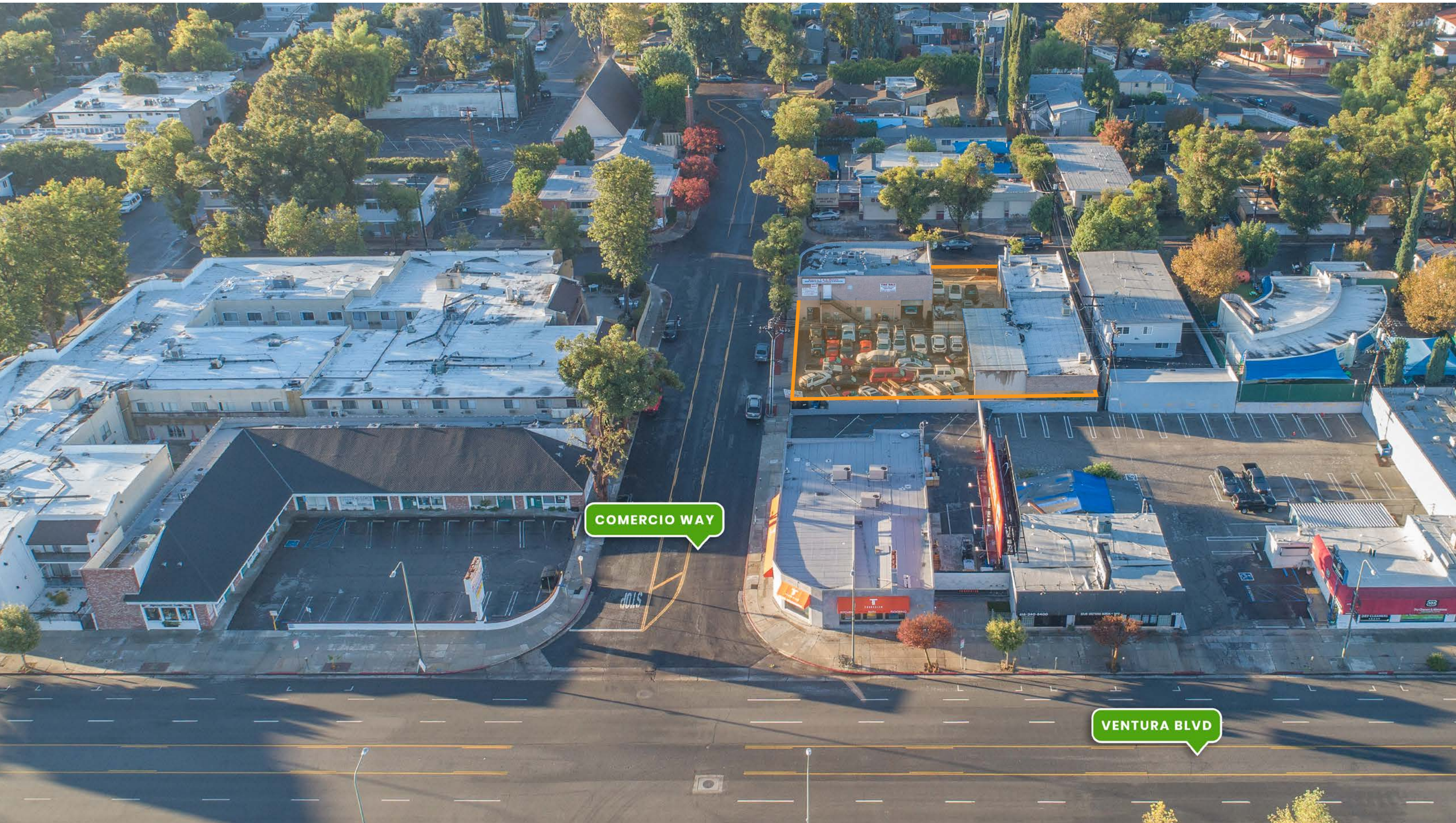
Stratton International is pleased to present the opportunity to purchase Steve's T&G Motors with the sale of 5339 Comercio Way. The sale includes the business, equipment (see list below), products, business goodwill, customer database, and other assets.

TBD

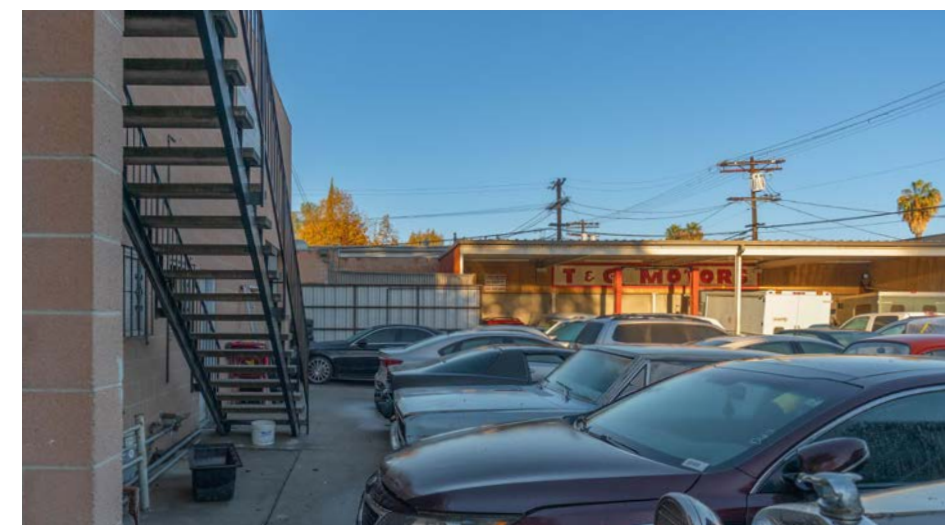
**CONTACT BEN SPRING FOR FULL LIST OF EQUIPMENT AND PRODUCTS OFFERED.**



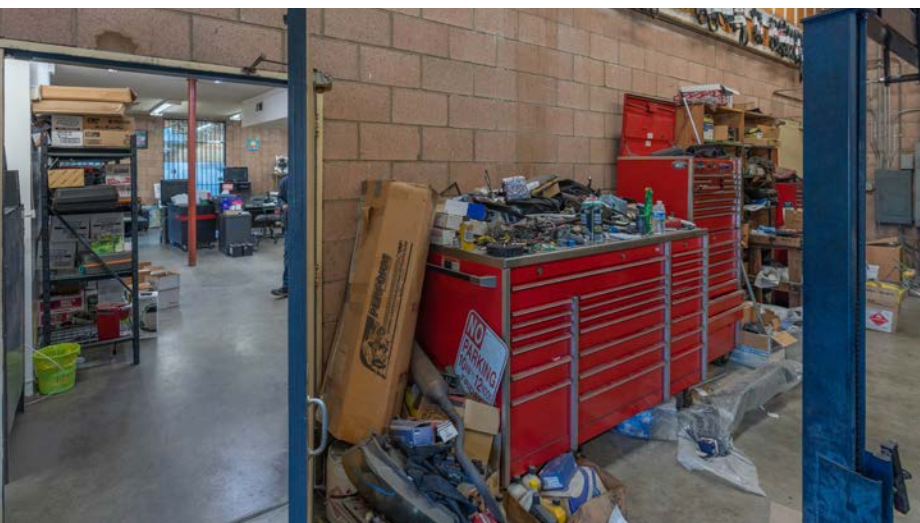




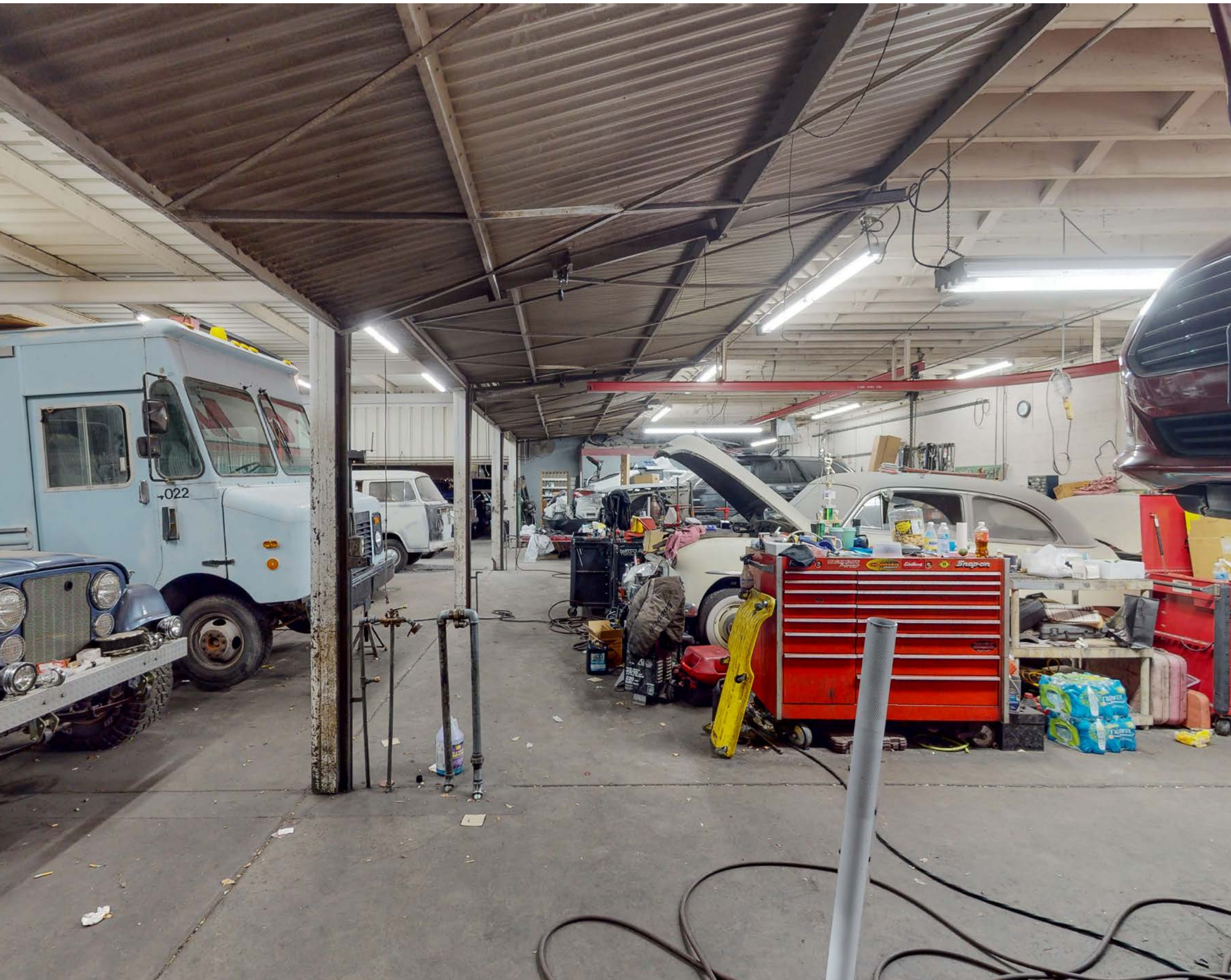




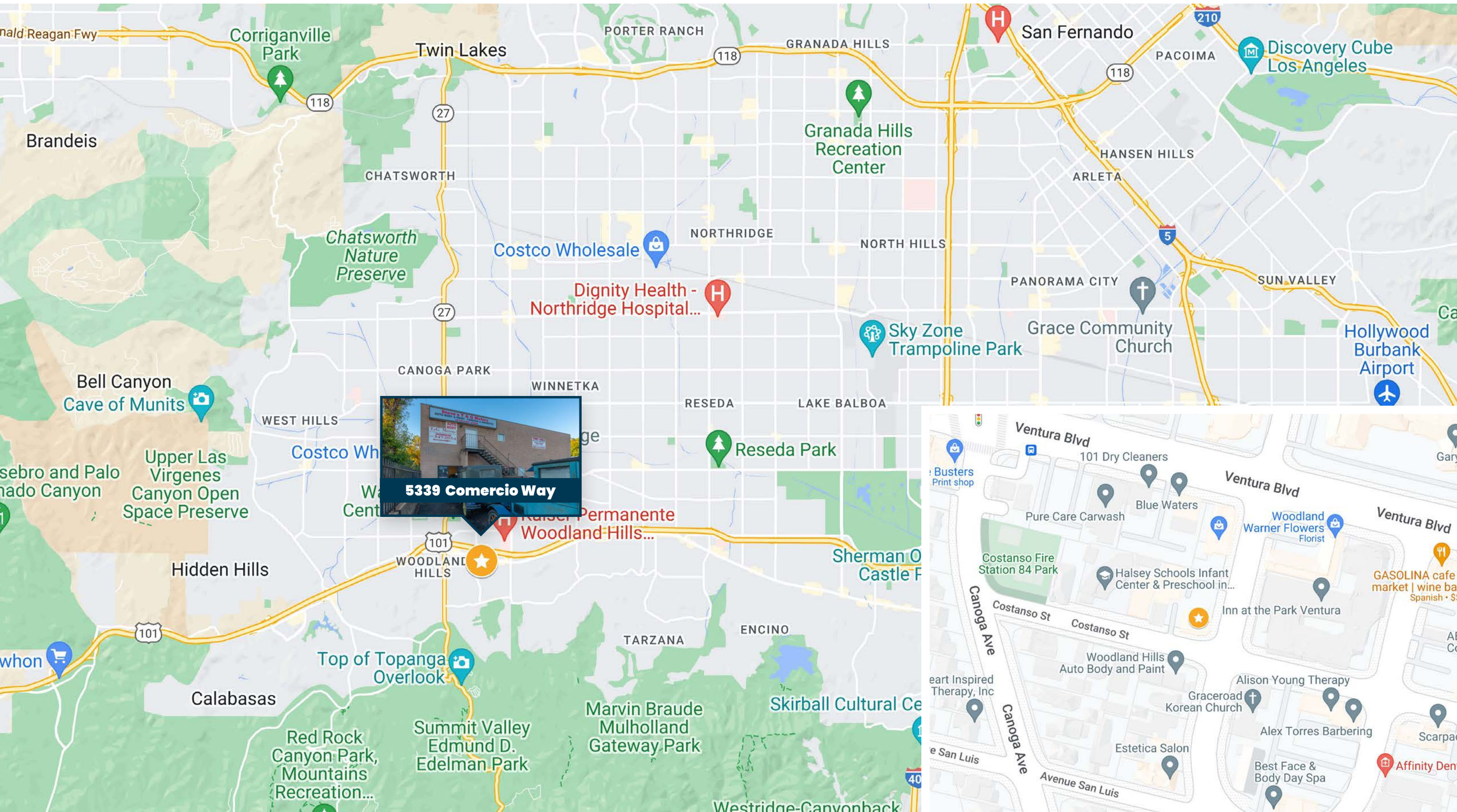














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**PRIMARY BUILDING**  
**FLOORPLAN**



**Ben Spring**

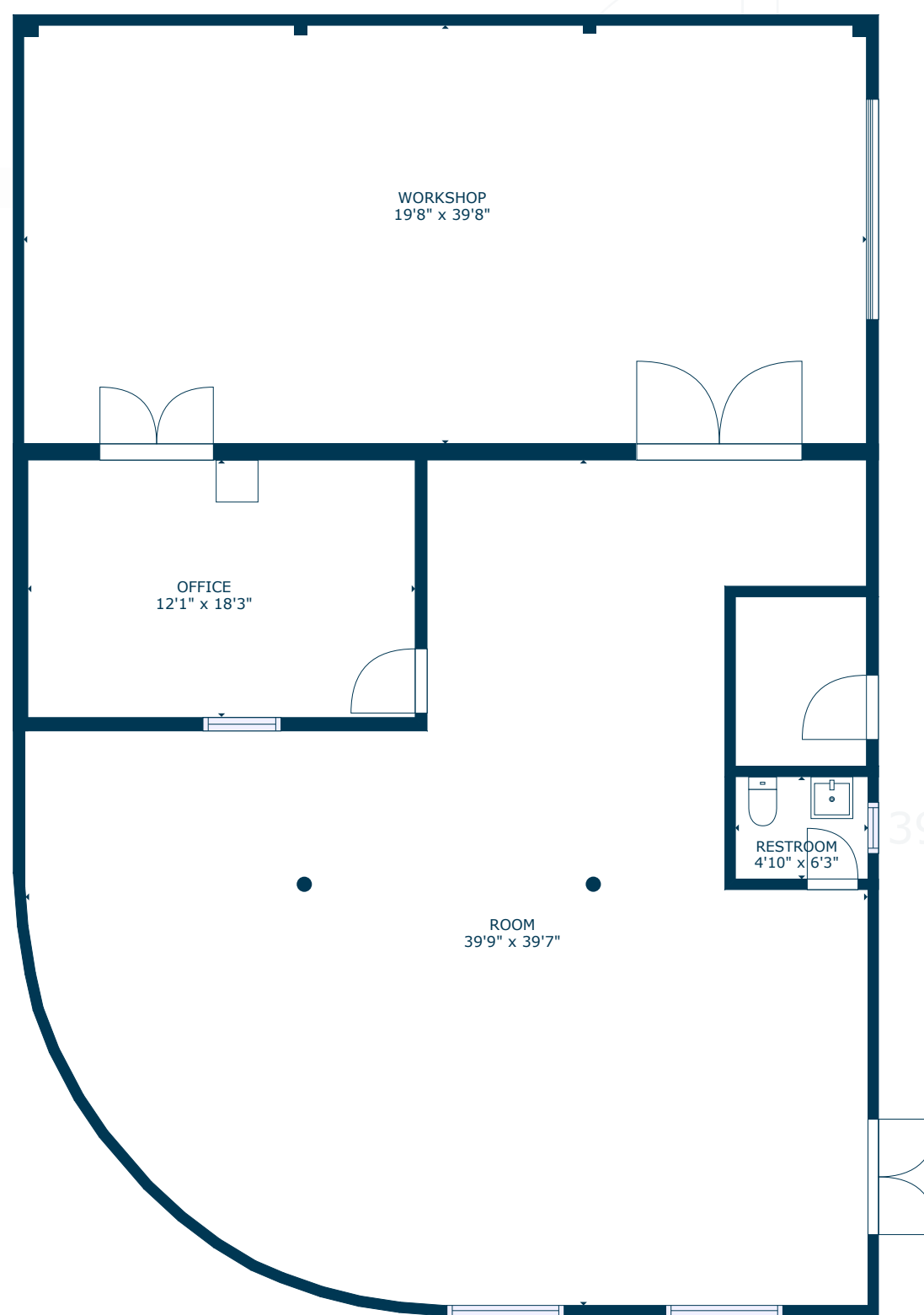
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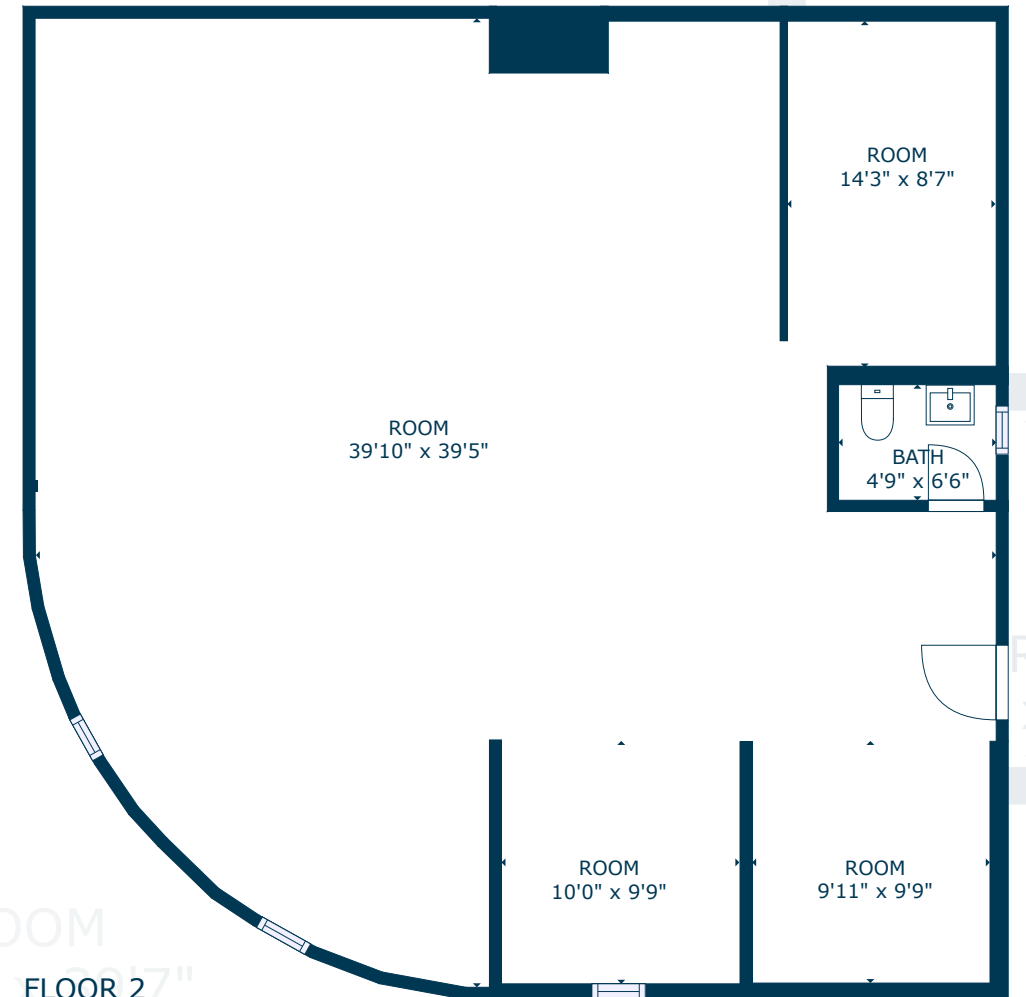
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SCAN, TAP or CLICK!

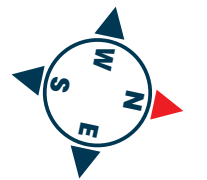


FLOOR 1



ROOM 39'9" x 39'7" FLOOR 2

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**GARAGE**  
**FLOORPLAN**



**Ben Spring**

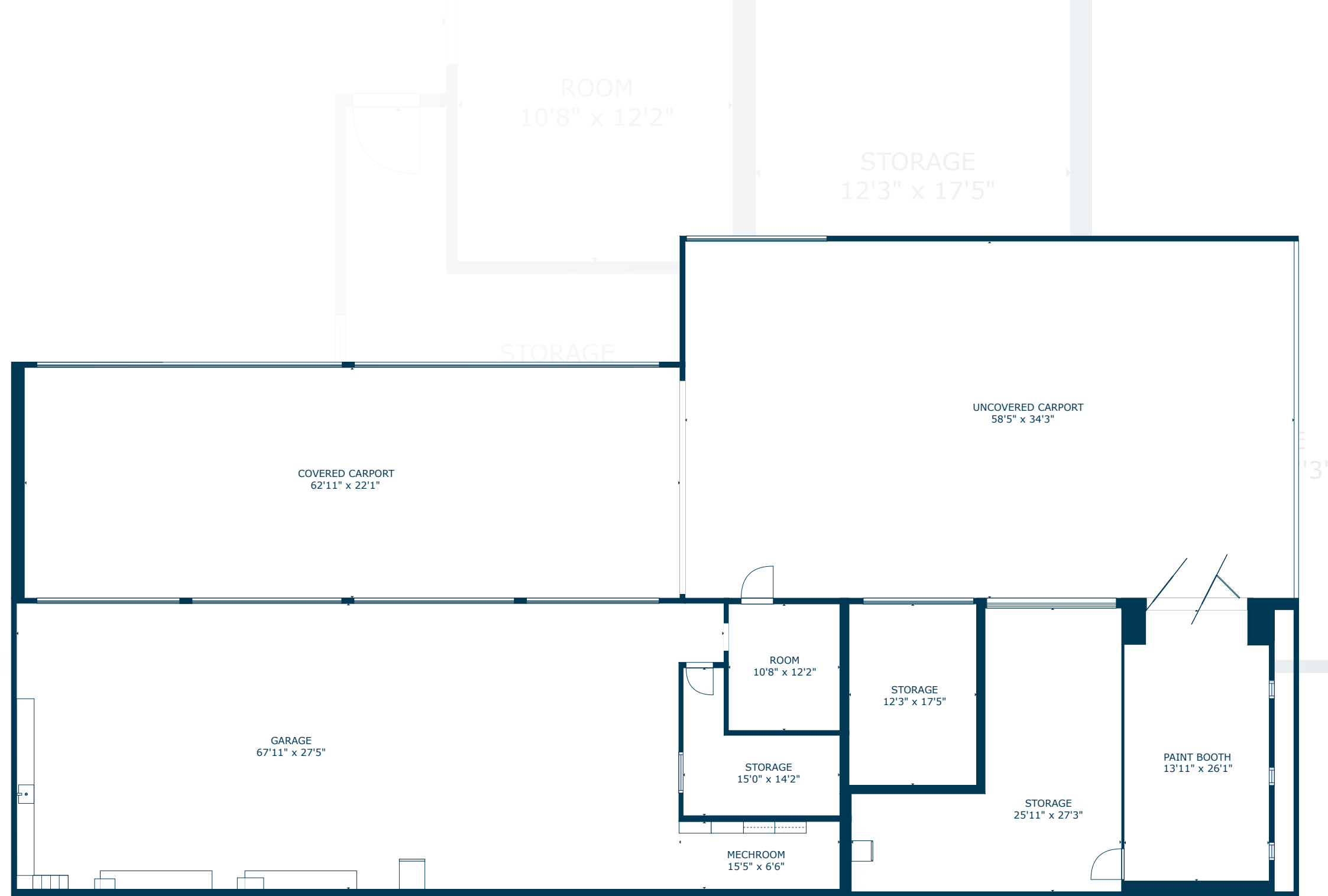
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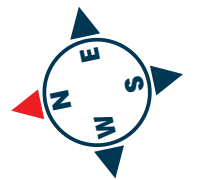


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FLOOR 1

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**PREPARED BY**



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