



KOREK LAND COMPANY, INC.

CALL FOR OFFERS!

57+/- ACRES
GRANADA HILLS AREA
(CITY OF LOS ANGELES)

LOCATION: North side of Sesnon Blvd, just west of Balboa Blvd, east of O'Melveny Park in the Granada Hills area of the City of Los Angeles, 91344. This is the northern end of the San Fernando Valley, in the foothills of the Santa Susana Mountains. Subject is conveniently located with easy access to I-5, I-405, I-210 and State Route 118.

APN's/SIZE: 2601-006-001 = 54.39± acres 2601-007-015 = 3.05± acres
Approximately 6 acres at the north end of parcel 001 is subject to an oil production easement and oil field.

TOPO: Flat to rolling to hilly topography with valley and mountain views. There are two small valleys near the southern boundary which are prime for development. The westerly valley has a narrow service road running north-south, remnants of a structure, an old rock wall and drainage channel.

ZONING: A1-1-0 (Agriculture; Suburban) 2.5-acre minimum lot size. **GENERAL PLAN:** OS (Open Space). [Click here for Zimas](#)
BUYER TO VERIFY ZONING AND GENERAL PLAN FOR BUYER'S INTENDED USE.

UTILITIES: In the area along Sesnon Blvd. Buyer to determine availability and capacity of utilities for Buyer's intended use.

POTENTIAL: The current zoning allows for ag uses, family compound or up to 20 – 2.5 acre lots. Other uses, including senior housing or smaller lots, would require a plan amendment and zone change. **LOTS OF POTENTIAL!** This is an ideal opportunity for the innovative developer.

AREA: Granada Hills is a suburban residential community with a highly diverse and affluent population.

PRICE: **CALL FOR OFFERS!** The Sellers are open to offers and will work with a qualified buyer.

CONTACT: Deanne Boublis - CalDRE #00970999 at deanne.boublis@korekland.com or (661) 755-5420 for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.

OFFICE: 15230 BURBANK BLVD., STE 100 ❖ SHERMAN OAKS, CA 91411

MAILING: P.O. BOX 2684 ❖ CANYON COUNTRY, CA 91386 ❖ **PHONE:** (818) 787-3077 or (800) 370-5263 ❖ **FAX:** (818) 787-9677

www.korekland.com ❖ mail@korekland.com

CalDRE 00861992