



**Auto Shop for LEASE or SALE**  
17723 Sierra Highway, Santa Clarita, Ca. 91351

Permitted Automotive Shop. Major Street Frontage.  
EXTRA PARKING.

**Building Size: 3,400 Square Feet**  
**Lot Size: Approx. 15,000 Square Feet**

- OVERVIEW
- PROPERTY FEATURES
- PHOTO TOUR
- FREEWAY MAP
- STREET MAP
- AERIAL VIEW
- CONTACT US



**Phone: 661.857.3571**

25322 Rye Canyon Rd, Suite  
201  
Santa Clarita, California 91355

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**Sierra Highway Auto Shop**  
17723 Sierra Highway, Santa Clarita, Ca. 91351

**Property Details**

3400 SF Permitted Automotive Shop. Major Street Frontage. EXTRA PARKING. Great Signage. Currently set up for front end alignments and general automotive repair. Stand alone building with pit for oil change/alignment. 3 – 12' x 22' bays and 1 – 12' x 12' bay. 2 Story Office. Interior racks and lifts are included. Also property is good for a plumber, electrician, contractor, etc.

**Location Highlights**

1 mile north of Soledad on Sierra Highway. Before you get to college campus.

**Zoning:** Santa Clarita CC (Community Commercial)

**Demographics**

Within 3 Miles  
Population: 49,761  
Average Income: \$70,129

Within 5 Miles  
Population: 74,370  
Average Income: \$75,046

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REAL ESTATE SERVICES



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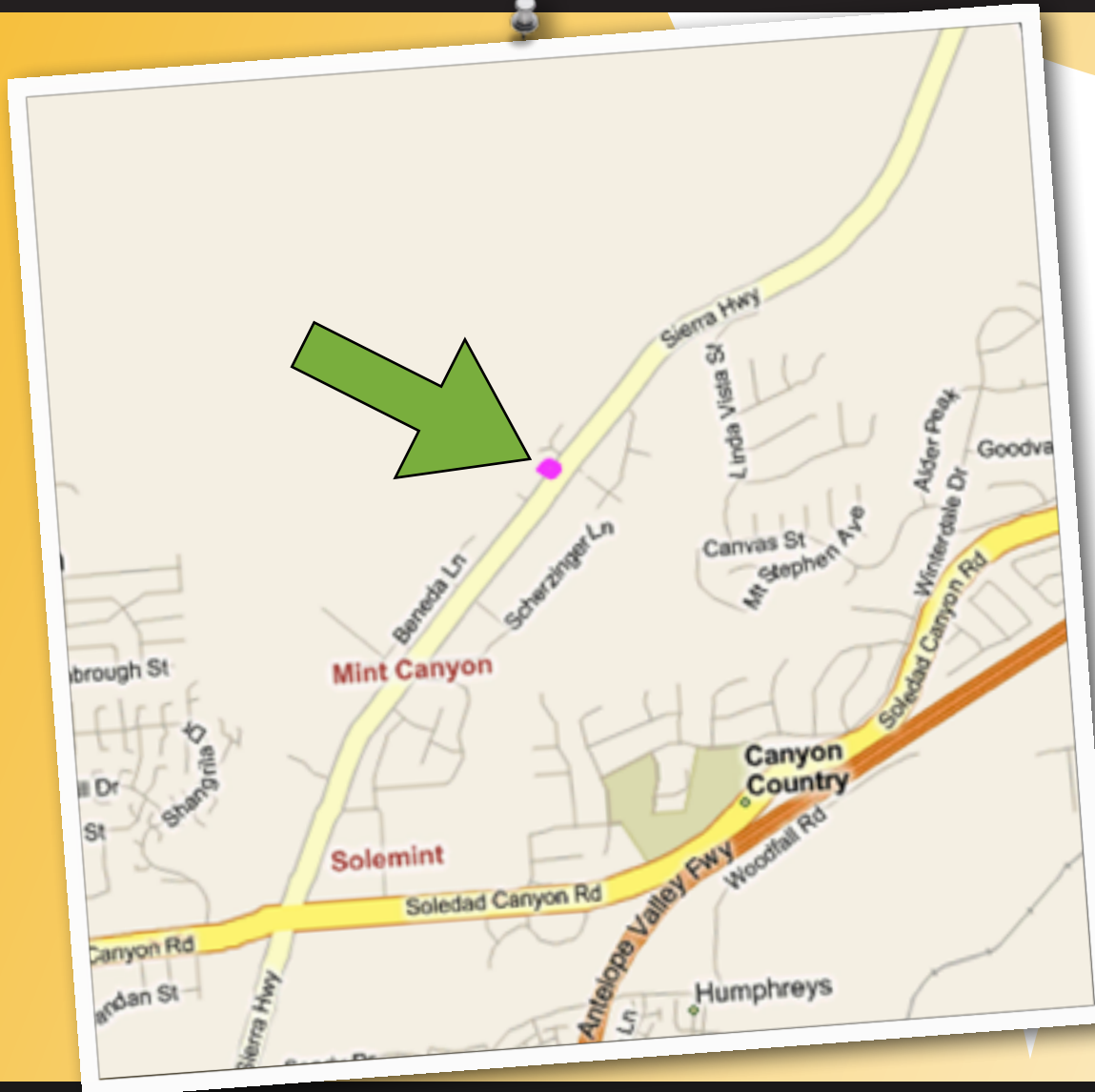
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## REAL ESTATE SERVICES

SCV Commercial Real Estate Services focuses primarily in the Santa Clarita Valley. This includes the incorporated City areas such as Valencia, Saugus, Newhall and Canyon Country as well as the unincorporated north Los Angeles County areas of North Valencia, Stevenson Ranch, Westridge, Castaic, Val Verde,

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Our goal is to make it simple for our clients to make informed decisions about their real estate needs by providing our knowledge of the SCV market and area expertise. Whether your business is currently located in Santa Clarita or you are looking to re-locate your business in Santa Clarita it is important to choose a company with local knowledge, history and connections with the community.

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

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