



Available for Sale - Owner/User Opportunity

**1311 WEST MAGNOLIA STREET
BURBANK, CA 91506**

Area

±3,475 SF building

±2,625 SF land

Sale Price

\$1,750,000

Possession

Upon Close of Escrow

Parking

3 spaces

Property Type

Two story retail building

Property Highlights

- **AB2097 Eligible**
- Ideal Owner/User building in heart of Burbank
- Existing improvements include seven editing rooms, a bullpen, kitchen, reception, storage and an apartment (Buyer to verify code compliance)

For information, please contact:

Sean O'Leary, MCR/SLCR

Executive Managing Director

t 310-491-2010

sean.oleary@nrmk.com

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nrmk.com

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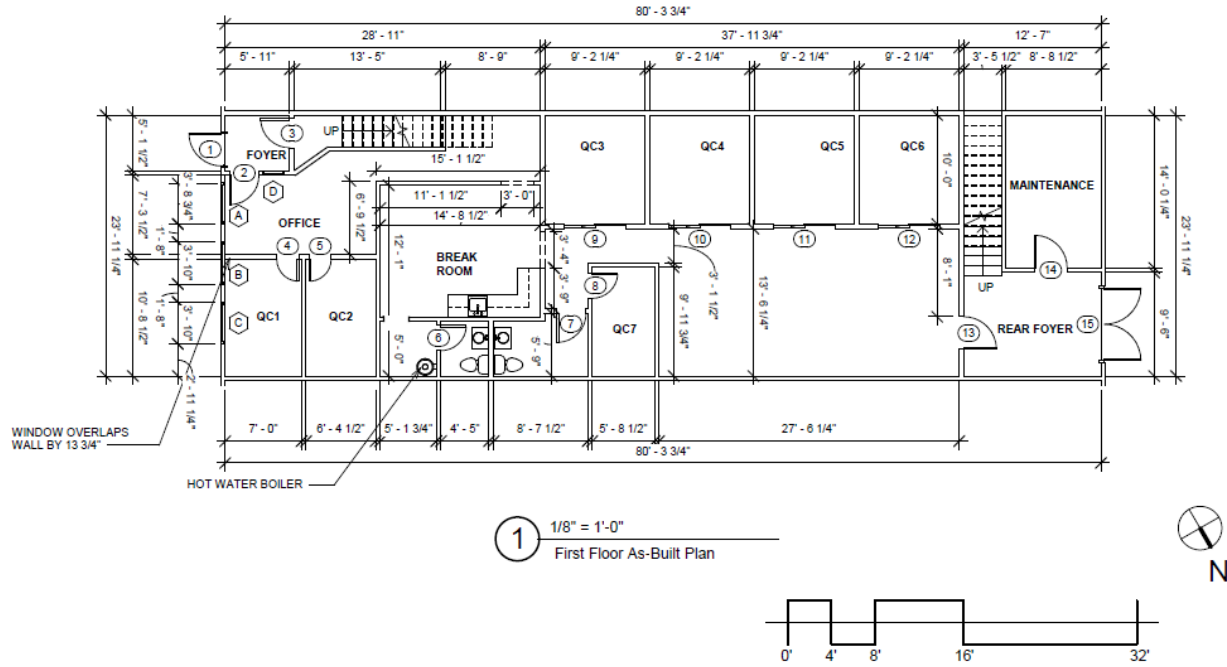
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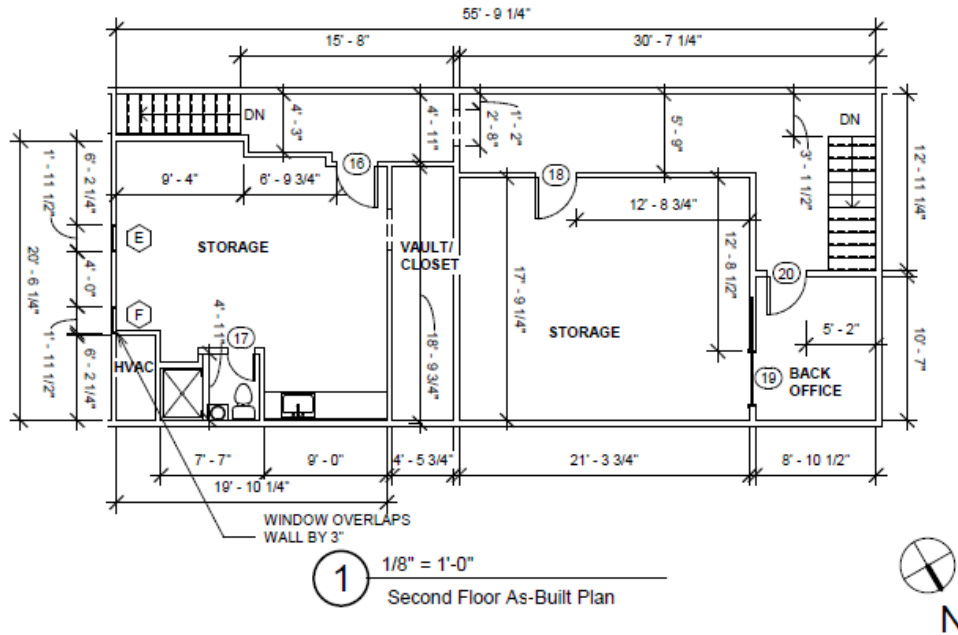
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FIRST FLOOR



SECOND FLOOR



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