

# Single Story Duplex, Burbank CA



Presented by  
Coldwell Banker Commercial Realty

4001 W Clark Ave, Burbank, CA 91505



4001 & 4003 W Clark Ave

**Price: \$1,698,000**

# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505 Ave, Burbank, CA 91505



PRIME BURBANK Residential Investment (Blocks from Studios)...Hallmark-Inspired Single-Story Duplex in Burbank California (Magnolia Park Community) – Meticulous Quality & Noteworthy Style! Located South of Magnolia just 2 blocks from the NEW Warner Brothers Ranch which is said to be the largest production soundstage development underway in the U.S.! This special property is perfect for growing families looking for extra rental income, long-term rental investors, or aging families needing on-site caretakers. Key property spaces include: 1) Impressive main unit with 2 spacious bedrooms, 2 Bathrooms (spa-inspired master bath), and a private outdoor yard/living space. 2) Nicely updated 1 bed/1 bath secondary unit with private outdoor patio, and 3) Large 2 car garage. Both units feature separate street-front porches (charming curb appeal). The main unit features a cozy living room with gas/wood burning fireplace, custom built-in cabinets and natural hardwood floors. Entertain friends and family in the nicely updated kitchen with granite counters, stainless appliances, gas stove, and quality cabinets. Adjacent to the kitchen is the office nook and



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Property Website: <https://mattwhitcomb.com/properties/4001wclarkavenueburbank>

interior laundry closet that will accommodate side-by-side or stackable units. The dining room features french doors that lead into the private and spacious outdoor space with covered seating/dining area and yard. Relax and unwind in the spacious master suite with huge walk-in closet and spa-inspired bathroom. The bathroom features a massive walk-in shower with shower systems, clawfoot tub, custom tilework, and dual vanity. The secondary guest unit is fully updated and move-in ready. The front porch welcomes you into the living room that flows nicely through the breakfast nook and into the kitchen. This kitchen features fresh white cabinets, granite counters, and stainless appliances (gas stove). There is an in-unit stackable laundry closet and a massive walk-in bedroom closet. Both living units have separate tankless water heaters, separate heating/ac units, and separate electrical meters. Windows are dual pane Milgard brand. The attached secondary unit was constructed in 2003. Roof was replaced in 2021. All upgrade work including construction and roof replacement were permitted. Zoning for this lot is R2. No leases currently in place. The property is close to the studios, has views of the Wisdom Tree, and is walking distance to endless shopping and dining. No need to build and ADU as this property is ready to go! Property will be delivered vacant.

- Single Story
- Fully Updated
- Corner Lot
- Close to Film Studios
- Separate Utilities (Electrical, Gas, Water Heater)
- Family Friendly Neighborhood

For more listing information visit

<https://www.loopnet.com/Listing/4003-W-Clark-Ave-Burbank-CA/33949765/>

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4001 W Clark Ave Twilight\_6 copy



4001 W Clark Ave Twilight\_13 copy

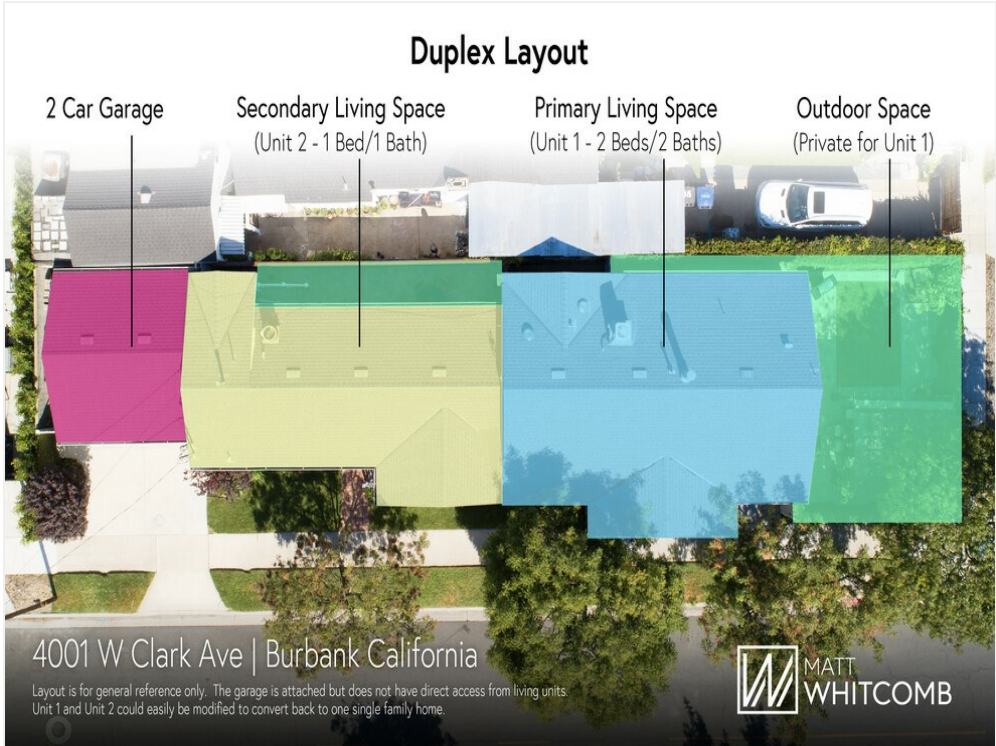
## Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+2	1	Negotiable	N/A
1+1	1	Negotiable	N/A

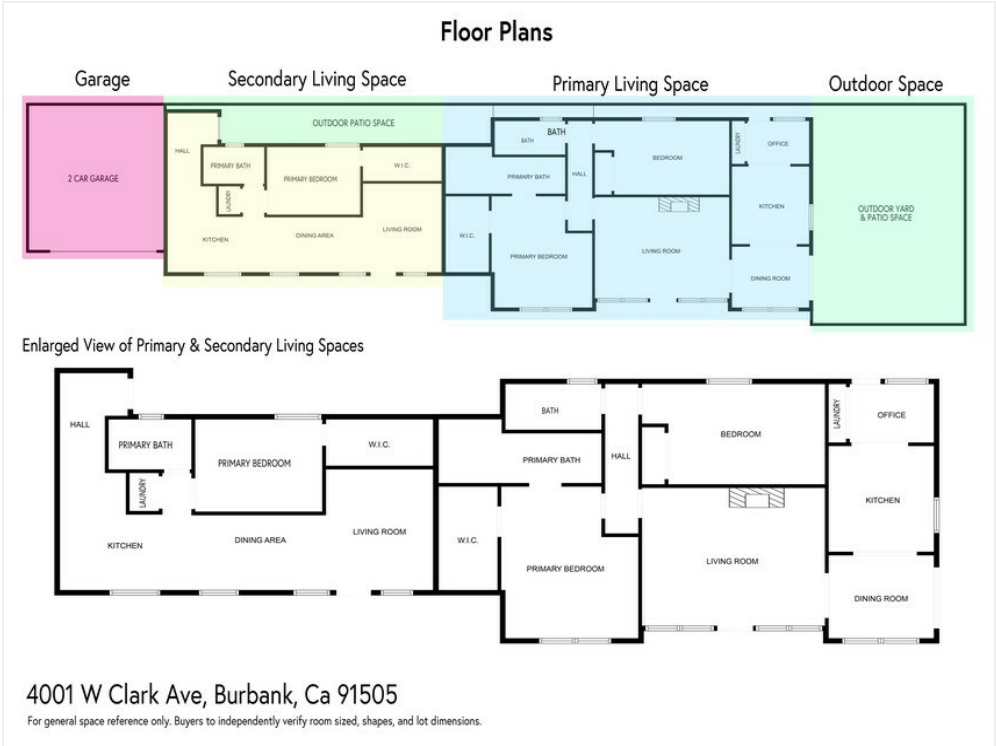
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## Property Photos



Layout Map



Floor Plans



# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_53



4001 W Clark Ave\_81



# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave Twilight\_13 copy



4001 W Clark Ave Twilight\_14 copy



# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_53



4001 W Clark Ave\_81

# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_77



4001 W Clark Ave\_77



# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_74



4001 W Clark Ave Twilight\_17 copy



# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_58



4001 W Clark Ave\_65



# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_68



4001 W Clark Ave\_71

# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_71



4001 W Clark Ave\_56.1



# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave Twilight\_11 copy



4001 W Clark Ave\_13

# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_18



4001 W Clark Ave\_20



# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_20



4001 W Clark Ave\_30

# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_28



4001 W Clark Ave\_27



# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_43

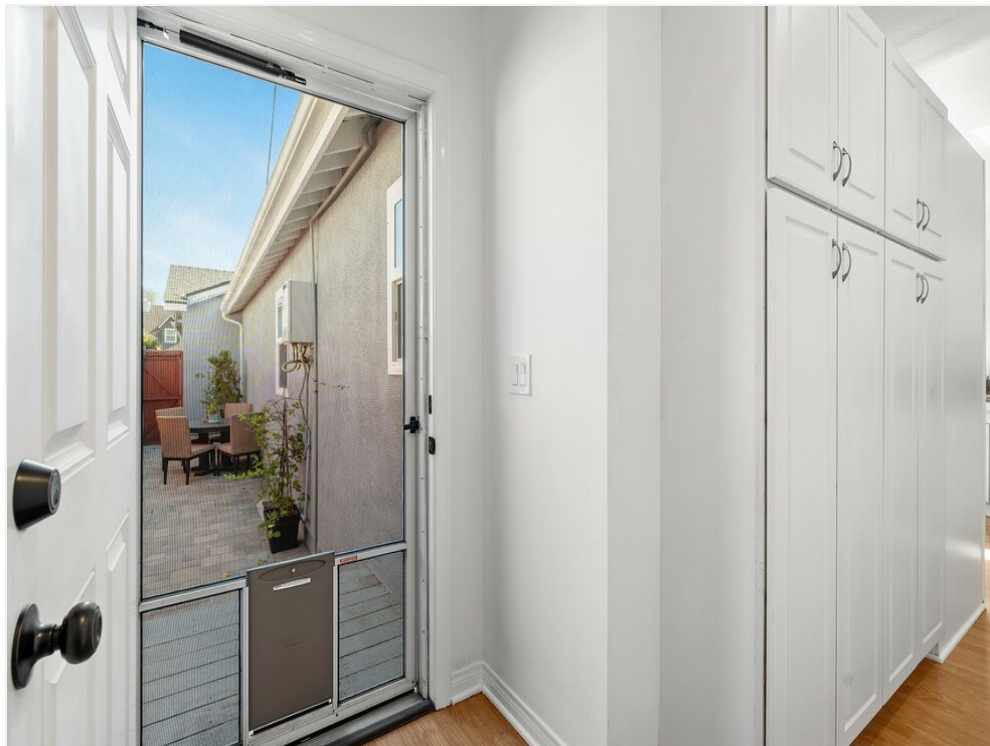


4001 W Clark Ave\_40

# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_33



4001 W Clark Ave\_42



# Single Story Duplex, Burbank California

4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave\_33



4001 W Clark Ave\_89



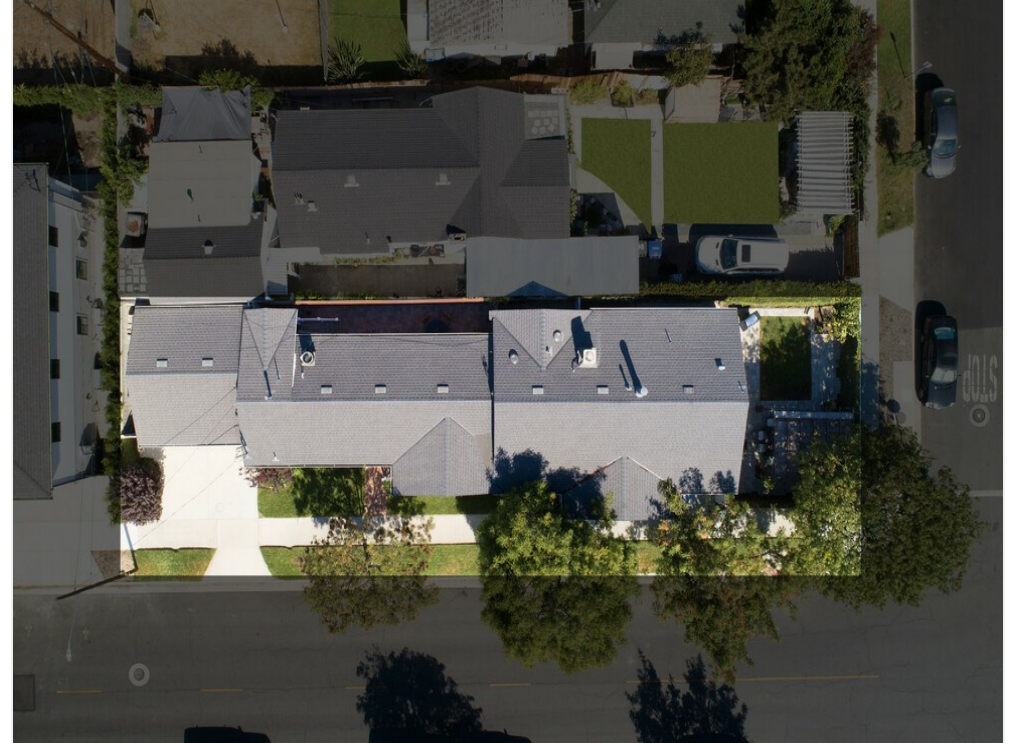
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## Property Photos



4001 W Clark Ave Twilight\_20 copy



Property Outline



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4001 W Clark Ave, Burbank, CA 91505

## Property Photos



4001 W Clark Ave Twilight\_1 copy

# Single Story Duplex, Burbank California

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## Location

