

Cross Property 360 Property View

5316 Laurel Canyon Boulevard, Valley Village, CA 91607

Listing

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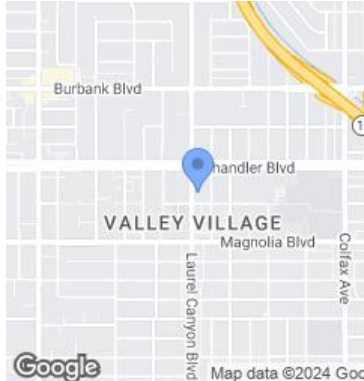
VVL - Valley Village

STATUS: Active

LIST CONTRACT DATE: 04/15/24
PROP TYPE: Commercial Sale
PARCEL #: 2348016052

LISTING ID: SR24074399
PROP SUB TYPE: Retail

LIST PRICE: \$1,150,000



SQFT(SRC): 1,875
SQFT LOT: 2,749 (A)
ACRES: 0.063
BUSINESS NAME:
BUSINESS TYPE: Accounting, Administrative and Support, Advertising, Animal Grooming, Appliances, Aquarium Supplies, Arts and Entertainment, Athletic, Bakery, Bar/Tavern/Lounge, Barber/Beauty, Books/Cards/Stationary, Build to Suit, Butcher, Cabinets, Candy/Cookie, Carpet/Tile, Child Care, Church, Clothing, Commercial, Computer, Construction/Contractor, Convenience Store, Dance Studio, Decorator, Deli/Catering, Doughnut, Education/School, Electronics, Employment, Financial, Fitness, Florist/Nursery, Food & Beverage, Furniture, Gift Shop, Government, Grocery, Hardware, Health Food, Hobby, Home Cleaner, Ice Cream/Frozen Yogurt, Jewelry, Locksmith, Mixed, Music, Office Supply, Paints, Pet Store, Photographer, Printing, Professional Service, Professional/Office, Real Estate, Recreation, Retail, Showroom, Single-Tenant, Special Use, Sporting Goods, Toys, Travel, Variety, Video, Wallpaper
YEAR ESTABLISHED:
YEAR BUILT: 1947 (ASR)
SLC: Standard
LEVELS: 1
CURRENT USE:
ACTUAL RENT:
RENT MIN - MAX \$/SF/YR:
NUMBER OF UNITS:
ENTRY LEVEL: 1
BUILDING STATUS: Existing
OCCUPANCY: Occupied
BUILDING \$/PER SQFT: \$613.33
LAND \$/PER SQFT:
DAYS ON MARKET: 0
COUNTY: Los Angeles
PARCEL MASTER:
INVEST?: Yes A/C?:Yes
FENCE?: No HEAT?:Yes

Recent: 04/15/2024 : NEW

DESCRIPTION

Located in the heart of Valley Village, this spacious single story retail / office space is ready and suitable for multiple uses and 1st time on the open market in years. Very central location, between Chandler Blvd and Magnolia Street among rows of other established businesses. Ideal space for OWNER USER (current tenant's lease is expiring end of September 2024) with SBA financing a good option. OR if you're just looking as an investment, the current long term tenant is willing to sign a new lease with new terms. Spacious space, open floor plan, high ceilings, large main showroom space, has private office, 2 bathrooms, break area and small sitting area. Mix of private parking and free street parking. Very central location, minutes away from the 101 & 170 freeways, NoHo area, Hollywood, Burbank, DTLA and Ventura Blvd. Motivated Seller. PLEASE DO NOT DISTURB THE TENANT, SHOWN BY APPOINTMENT ONLY.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
HEATING: Central
LAUNDRY: None
CLEARANCE:
INDUSTRIAL TYPE:
PROBATE AUTHORITY:

OFFICE CLASS:
ROOFING:
SECURITY:
CONSTRUCTION:
LOT: 0-1 Unit/Acre

UTILITIES

ELECTRICITY:
AMPERAGE:
VOLTS:
UTILITIES: Cable Available, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected
WATER: Public

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:

SPECIAL LICENSES:
PART TIME EMPLOYEES
ACTUAL RENT:
INVENTORY VALUE:

YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL: 2

SQUARE FOOTAGE

CONDO SQFT:
HIGH TECH FLEX SQFT:
RETAIL SQFT: **1,875**
TOTAL SQFT: **1,875**

INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT:
LAND \$/PER ACRE:

OFFICE SQFT: **1,875**
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL: **2**
UNCOVERED: **2**

CARPORT:
PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION:

LAND

COMMON INTEREST: **None**
LAND USE: **Office, Retail**
LOT SIZE DIM:
TOPOGRAPHY:
PARCEL #: **2348016052**
ADDITIONAL PARCEL(s): **No**

BUILDER NAME:
ZONING: **LAC2**
SURVEY TYPE:

PARK NAME:
PHASE:
WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS: **Cash, Cash to New Loan, Submit**
CLOSE DATE:
INCLUSIONS:
EXCLUSIONS:

ASSIGNABLE:
FINANCING:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED: **1**
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME: **\$41,484**
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: **Verzhine "Gina" Uzunyan**

LISTING AGENT STATE LICENSE:
00984953

LISTING AGENT MLS ID: **F210086643**

CO-LISTING AGENT: **Edgar Koenig**

CO-LISTING AGENT STATE LICENSE:
00831815

CO-LISTING AGENT MLS ID: **F210071186**

CONTACT

1.LA CELL: **818-521-8088**
2.CoLA CELL: **818-903-8088**

4.LA CELL: **818-521-8088**
5.LA CELL: **818-521-8088**
6.LA CELL: **818-521-8088**

OFFICE

LISTING OFFICE: **Koenig Properties**
LISTING OFFICE PHONE: **818-755-8088Ext:0**
CO-LISTING OFFICE: **Ed Koenig IRE**
CO-LISTING OFFICE PHONE: **818-755-8088**

LISTING OFFICE STATE LICENSE: **00984953**
LISTING OFFICE FAX: **818-755-8096** LISTING OFFICE MLS ID: **F6802001**
CO-LISTING OFFICE STATE LICENSE: **00831815**
CO-LISTING OFFICE FAX: CO-LISTING OFFICE MLS ID: **SR0197300**

MLS

BAC: **2%**
LISTING CONTRACT DATE: **04/15/24**
START SHOWING DATE:
ON MARKET DATE: **04/15/24**
BAC REMARKS:

DUAL/VARI COMP?: **Yes**
EXPIRATION DATE: **03/11/25**
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes/**
MOD TIMESTAMP: **04/15/24**
LIST AGRMT: **Exclusive Right To Sell**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

PRIVATE REMARKS: **Email all offers to guzunyan@aol.com with proof of funds. As-Is Sale. Please DO NOT DISTURB THE TENANT, ALL SHOWINGS VIA APPOINTMENT ONLY.**

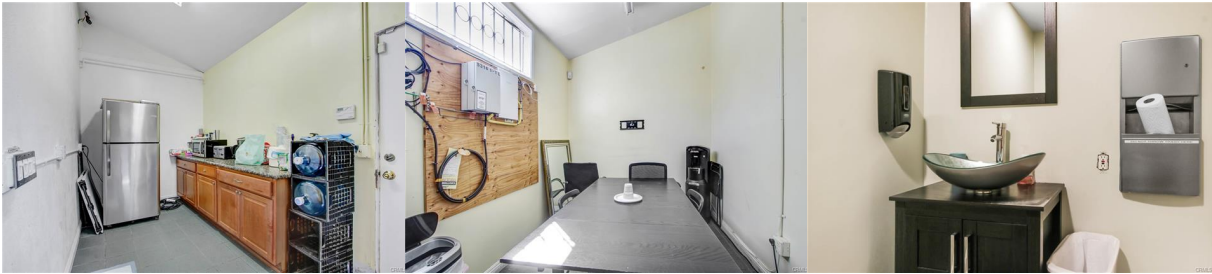
SHOWING INFORMATION

SHOW INSTRUCTIONS: Appointment with Listing Agent. Minimum of 24 hour notice required. Would prefer Buyer to Drive by initially, please do not disturb the Tenant.

DIRECTIONS: Between Magnolia and Chandler

PHOTOS

Click arrow to display photos



Agent Full - Commercial Sale

LISTING ID: SR24074399

Printed by Verzhine "Gina" Uzunyan, State Lic: 00984953 on 04/15/2024 10:25:30 AM

Search Criteria

This search was narrowed to a specific set of Listings.
Property Type is 'Commercial Sale'
Selected 1 of 1 result.