12455 Branford St # 9, Pacoima 91331

STATUS: Active
LIST CONTRACT: 08/26/24
SELLER WILL CONSIDER
CONCESSIONS IN OFFER: Yes

LISTING ID: SR24171035 PARCEL #: 2624019024
PROP TYPE: Commercial Sale PROP SUB TYPE: Warehouse

LIST PRICE: **\$1,348,050** LIST \$ ORIGINAL: **\$1,348,050** 

PAC - Pacoima



SQFT(SRC): 2,838 SQFT LOT: 112,920 ACRES: 2.592 BUSINESS NAME: BUSINESS TYPE: YEAR ESTABLISHED: YEAR BUILT: 1980 SLC: Standard, Trust

LEVELS: 1 CURRENT USE: MONTHLY RENT:

RENT MIN - MAX \$/SF/YR: NUMBER OF UNITS: ENTRY LEVEL: 1

BUILDING STATUS: Existing

OCCUPANCY:

BUILDING \$/PER SQFT: \$475.00

LAND \$/PER SQFT: DAYS ON MARKET: 3 COUNTY: Los Angeles PARCEL MASTER:

INVEST?: A/C: FENCE: HEAT:**Yes** 

## DESCRIPTION

Coastland Commercial | Property Management and Pinnacle Estate Properties are marketing this unique industrial 2 Bay Condominium in the Northern San Fernando Valley. Built in 1980, this unit is zoned M1, and is just under 2900 sqft. It has 2-entrances, 2-offices, 2-reception areas, 2-bathrooms, 2-12 ft. roll-up doors, 2-connecteted warehouses (can be separated), 200AMP Panel, Property Features Newer A/C units Property Type: Unique industrial 2 Bay condominium Year Built: 1980 Size: Just under 2900 square feet Parking: 5 Assigned Spaces Zoning: M1 Features: HVAC, commercial LED lighting, fully insulated, 16 ft. ceilings Location: Close to major freeways, air, rail & water Delivery: Unit will be vacant upon the close of escrow APN: 2624-019-024 Reports: NHD Disclaimer: Buyers should independently verify square footage, property condition, measurements, zoning, and building configuration.

### BUSINESS URL:

TOPOGRAPHY:

BUILDING DETAILS		UTILITIES
FEATURES: HEATING: Forced Air LAUNDRY: None CLEARANCE: INDUSTRIAL TYPE: BUSINESS DETAILS	OFFICE CLASS: ROOFING: SECURITY: CONSTRUCTION: LOT: Lot Over 40000 Sqft	ELECTRICITY: AMPERAGE: VOLTS: UTILITIES: WATER: Public
OWNERSHIP: DAYS / HOURS OPEN: FULLTIME EMPLOYEES: LEASE EXPIRES: EQUIPMENT VALUE: SQUARE FOOTAGE	SPECIAL LICENSES: PART TIME EMPLOYEES ACTUAL RENT: INVENTORY VALUE:	YEARS CURRENT OWNER: HOURS OWNER WORKS: LEASABLE SQFT: MONTHLY NNN: PARKING TOTAL:
CONDO SQFT: HIGH TECH FLEX SQFT: RETAIL SQFT: TOTAL SQFT: PARKING	INDUSTRIAL SQFT: INDUSTRIAL MIN/MAX: DIVISIBLE SQFT: LAND \$/PER ACRE:	OFFICE SQFT: OFFICE MIN/MAX: RESIDENTIAL SQFT:
PARKING TOTAL: UNCOVERED: LAND	CARPORT: PARKING RATIO:	
LAND USE: Industrial LOT SIZE DIM.:	BUILDER NAME: ZONING:	PARK NAME: PHASE:

SURVEY TYPE:

**TERMS** LEASE RENEW OPTION?: LEASE ASSIGNABLE?: MIN. DOWN AMOUNT: LISTING TERMS: Cash, Cash to New Loan, FINANCIAL RMKS: **OWNERSHIP TYPE: Conventional, Submit CLOSE DATE: EXISTING LEASE TYPE:** BAC: **INCLUSIONS: EXCLUSIONS: OWNER / TENANT** # of UNITS LEASED: **OWNERS NAME:** MOVE-IN: **OWNER PHONE:** ANCHORS / CO-TENANTS: **OWNER PAYS: TENANT PAYS: FINANCIAL GROSS OPERATING INCOME: NET PROFIT: OPERATING EXPENSE: ANNUAL EXPENSE INFORMATION ANNUAL OPERATING INFORMATIO EXPENSE YEAR:** PROFESSIONAL MANAGER: **GROSS SCHEDULED RENTS: REAL ESTATE TAX: RESIDENTIAL MANAGER: VACANCY ALLOWANCE:** PERSONAL PROPERTY: LAUNDRY: MAINTENANCE: SUPPLIES: OTHER: ACCOUNTING/LEGAL: OTHER: ADVERTISING: **EFFECTIVE GROSS: INSURANCE: BUILDING EXPENSE: TOTAL EXPENSE: NET OPERATING INCOME: ELECTRICITY: RESERVES:** 

INVESTMENT INFORMATION

ACCOUNTING: GROSS OPERATING INCOME: VACANCY ALLOWANCE RATE:

**INVENTORY VALUE:** 

OPERATING EXPENSES: NET OPERATING INCOME: CAP RATE:

**TAXES** 

WATER/SEWER:

TRASH:

TAX RATE: TAX ANNUAL \$: TAX YEAR:

TAX OTHER ASSESSMENT: • \$427 (Estimated)

PHOTOS

CUSTOMER FULL- Commercial Sale LISTING ID: SR24171035 Printed: 08/29/2024 6:46:33 AM

# Pacoima, CA 91331

Warehouse

\$1,348,050

回

Tear Built: 1980

**GUY ARNONE** 

877-489-2761

garnone@coastlandpm.com

Office: Coastland Property

Management

State Lic#: 00994214





Listing Id: SR24171035



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**Property Features** 

Newer A/C units

Property Type: Unique industrial 2 Bay condominium

Year Built: 1980

• 112,920 sq./2.592 ac. (A)

• Levels: 1

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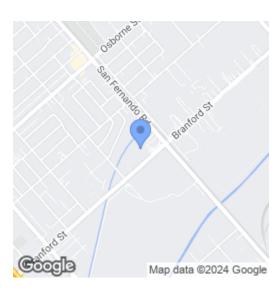
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Commercial Brokerage & Property Management Services Throughout California

guy.arnone@coastlandpm.com

877-489-2761

State Lic: 10834848



# Fannie Mae 1004MC Statistics Summary.

Prepared By: Guy Arnone Listings as of 08/29/24 at 6:46 am

Listing Id is SR24171035 Property Type is 'Commercial Sale'

Inventory Analysis	Prior 7-12 Months (08/30/2023-02/27/2024)	Prior 4-6 Months (02/28/2024-05/29/2024)	Current - 3 Months (05/30/2024-08/29/2024)
Total # of Comparable Sales (Settled)	0	0	0
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00
Total # of Comparable Active Listings	0	0	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$0	\$0
Median Comparable Sales DOM	0	0	0
Median Comparable List Price (Listings Only)	\$0	\$0	\$1,348,050
Median Comparable Listings DOM (Listings Only)	0	0	3
Median Sale Price / Median List Price %	0.00%	0.00%	0.00%

<sup>\*</sup>The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.