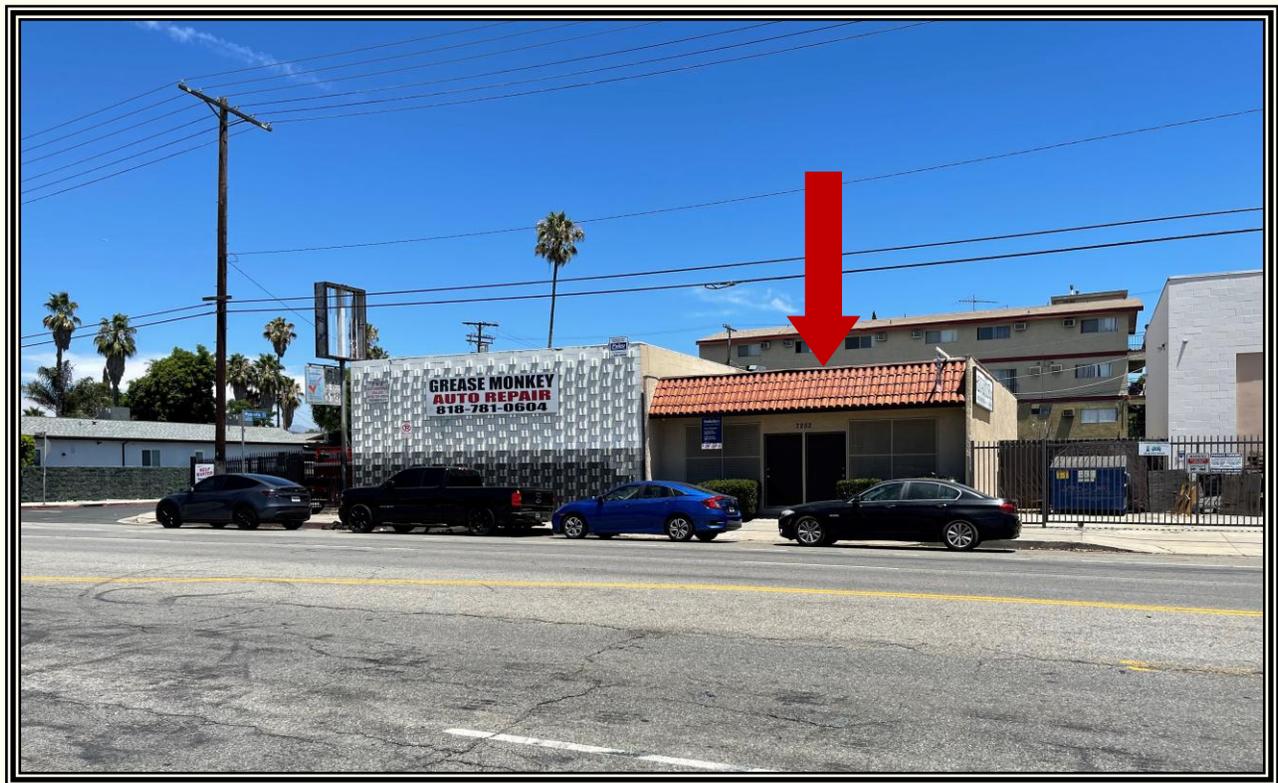


PRIME VAN NUYS TWO (2) UNIT COMMERCIAL BUILDING FOR SALE \$850,000.00

1,590* +/- SQ. FT. OF BUILDING ON 3,297* +/- SQ. FT. OF LAND



7252 WOODLEY AVENUE, VAN NUYS, CA 91406

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

* Buyer to Verify

Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

PRIME VAN NUYS TWO (2) UNIT COMMERCIAL BUILDING FOR SALE

LOCATION:	7252 Woodley Avenue Van Nuys, CA 91406 (1 ½ blocks North of Sherman Way)
TENANCY:	Property will be delivered Vacant
BLDG. & LOT SIZE:	1,590* +/- sq. ft. of building on 3,297* +/- sq. ft. of land (per Property Profile)
A.P.N. #:	2206-034-006*
PRICE & TERMS:	\$850,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	LA-C2*/1978*
PARKING:	Excellent and secure rear parking along with street parking available.
COMMENTS:	This property offers a rare opportunity for a contractor/home improvement/service orientated type of business to purchase a building with excellent parking, alley access and a roll-up door. Located on busy Woodley Avenue within close proximity of Van Nuys Airport, the Flyaway and the 405 Freeway! Ideal property for an Owner-User looking for the ideal site to operate!

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MAPPING AND GIS SERVICES SCALE 1" = 60'



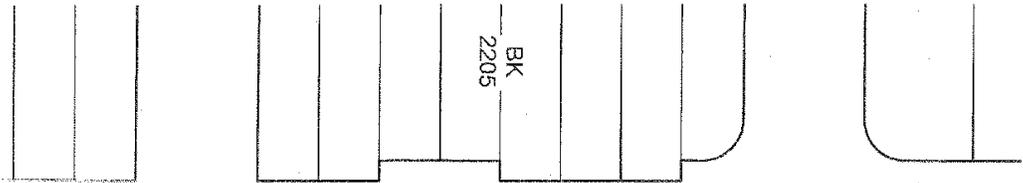
2206 34 P. A. 283-302 TR A 16

REVISIONS
7/07/18/05
2/21/22/22/0000001/12

SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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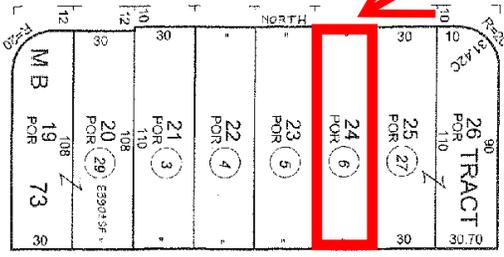
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SITE

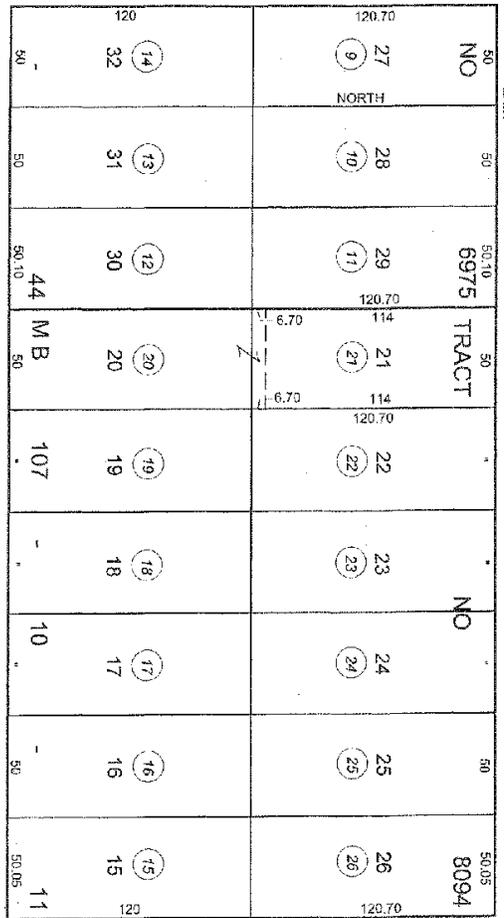
AVE

WOODLEY



WYANDOTTE

CANTLAY



ST

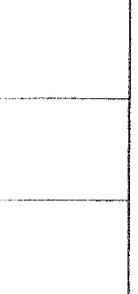
ST

GAVIOTA

AVE



PG 35



PG 36

