

RETAIL/OFFICE BUILDING “OWNER-USER/INVESTOR”

FOR SALE

Price Reduced!!!

\$2,600,000.00

6,685* +/- SQ. FT. OF BUILDING ON 7,005* +/- SQ. FT. OF LAND



PRIVATE REAR PARKING LOT!!!



Transit Priority Area!!!

7118-22 RESEDA BOULEVARD, RESEDA, CA 91335

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Howard Bass

Howard@paleycommercial.com

DRE : 00940993

(818)343-3000

*** Buyer to Verify**

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

RETAIL/OFFICE BUILDING “OWNER-USER/INVESTOR” FOR SALE

| | |
|------------------------------|--|
| LOCATION: | 7118-22 Reseda Boulevard Reseda, Ca 91335 (Between Sherman Way and Vanowen Street) |
| TENANCY: | See attached rent roll |
| BLDG. & LOT SIZE: | 6,685* +/- sq. ft. of building 7,005* +/- sq. ft. of land |
| A.P.N. #: | 2125-001-018 |
| PRICE & TERMS: | \$2,600,000.00 (Cash, cash to a new loan) |
| ZONING/YEAR BUILT: | LA-C2* - 1931* |
| PARKING: | Ten (10) parking spots onsite in rear lot in addition to ample street parking/city parking lot. |
| SIGNAGE: | Excellent visibility along with individual tenant signage to purchase |
| COMMENTS: | This sale offers an owner-user/investor opportunity to purchase a well-located retail/commercial property with tremendous upside potential on busy Reseda Boulevard!!! |

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7118-22 Reseda Boulevard, Reseda, CA

| <u>Tenant</u> | <u>Rent</u> | <u>Size</u> | <u>Rent PSF</u> | <u>Lease Exp Date</u> |
|------------------------|----------------------|----------------|-----------------|-----------------------|
| 7118 – Retail Store | \$4,000.00 | 3,900' | \$1.02 mg** | Month to Month |
| 2nd Floor – Vacant* | \$4,177.50** | 2,785' | \$1.50 mg | Vacant |
| #207* - General Office | <u>\$1,000.00***</u> | <u>250'***</u> | \$4.00 Gross | Month to Month |
| | \$8,177.50** | 6,685'* | | |
| \$8,177.50 monthly | | | | |

\$98,130.00 annually

Expenses:

| | |
|-----------------|-------------------|
| Taxes @ \$2.6MM | \$37,500.00**** |
| Insurance | \$10,372.00 |
| Repairs & Maint | <u>\$6,000.00</u> |
| | \$53,872.00 |

Net Income: \$44,250.00**

Price: \$2,600,000.00

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** Projected

*** Part of 2nd Floor Space (Not Additional Space)

**** Based on 1.25%

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2125 1
SCALE 1" = 60'

1999

CITY PARKING LOT

CANBY

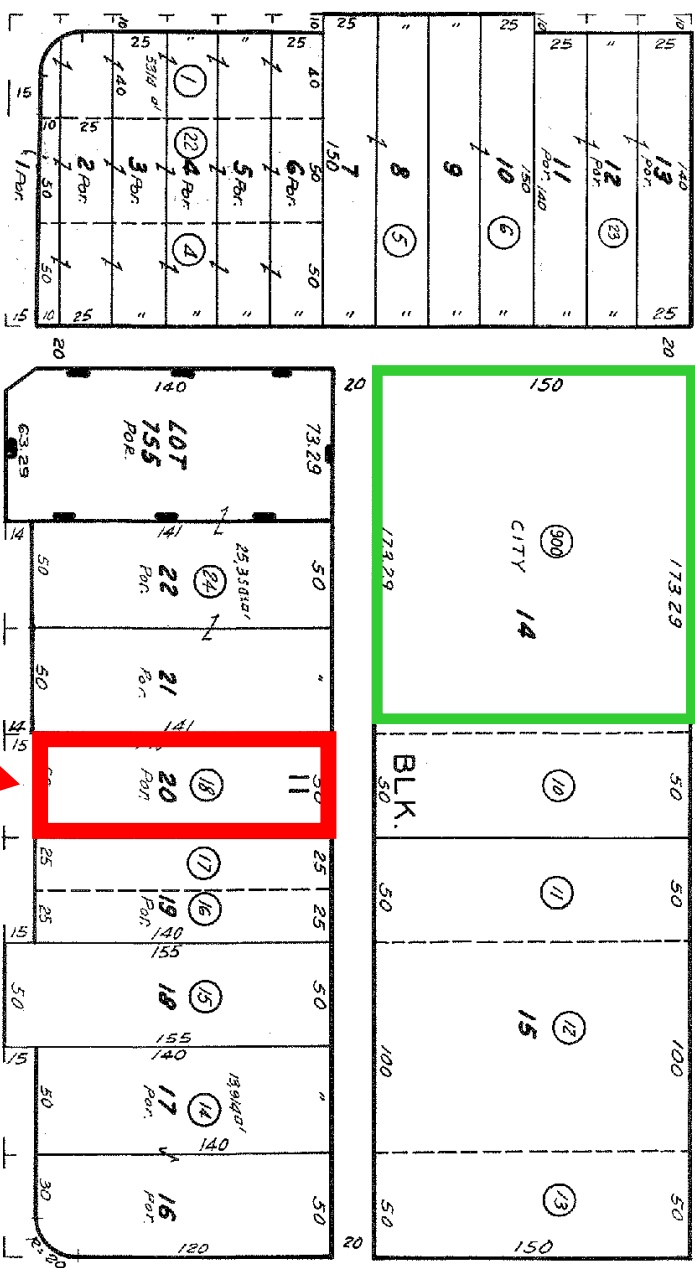
AVE.

SHERMAN WAY

GAULT ST.

RESEDA

BLVD.



CODE
8852

TRACT NO. 1000
M.B. 19-1-34

MARIAN
M.B. 36-29

FOR PREV. ASSMT. SEE: 1763-1

2-19-65
4-7-65
8-12-58
8-27-58
10-1-58
2-6-59
8-11-59
3-8-61
680223212
681008503
681122513
5502018
98040305006001-02

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