

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
2 nd 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

1999

CITY
PARKING
LOT

2-13-45 3-12-58
4-7-65 8-27-58
2-6-53 10-1-59
8-11-59 3-8-61
680-3212 680-3250
681008503 681226503
95-2-28

60

CANBY

AVE.

98-0403050006001-012



WAY

90

25

13

12

23

25

11

Por. 140

150

10

6

9

8

5

173.29

50

50

100

50

150

150

150

150

150

150

150

150

150

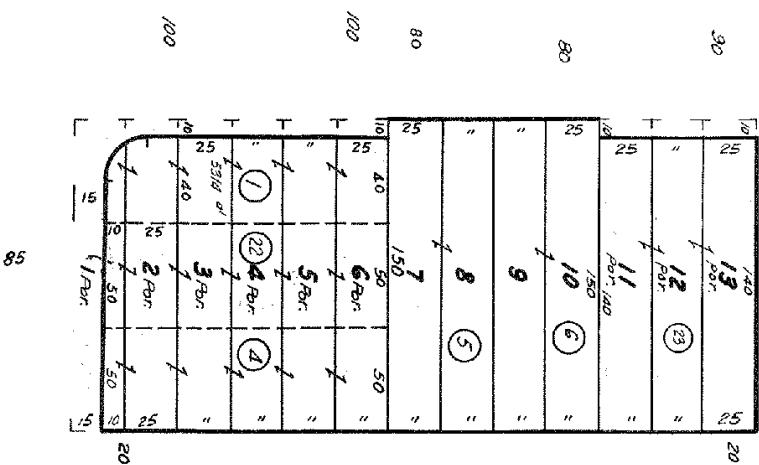
150

150

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SHERMAN



RESEDA

BLVD.

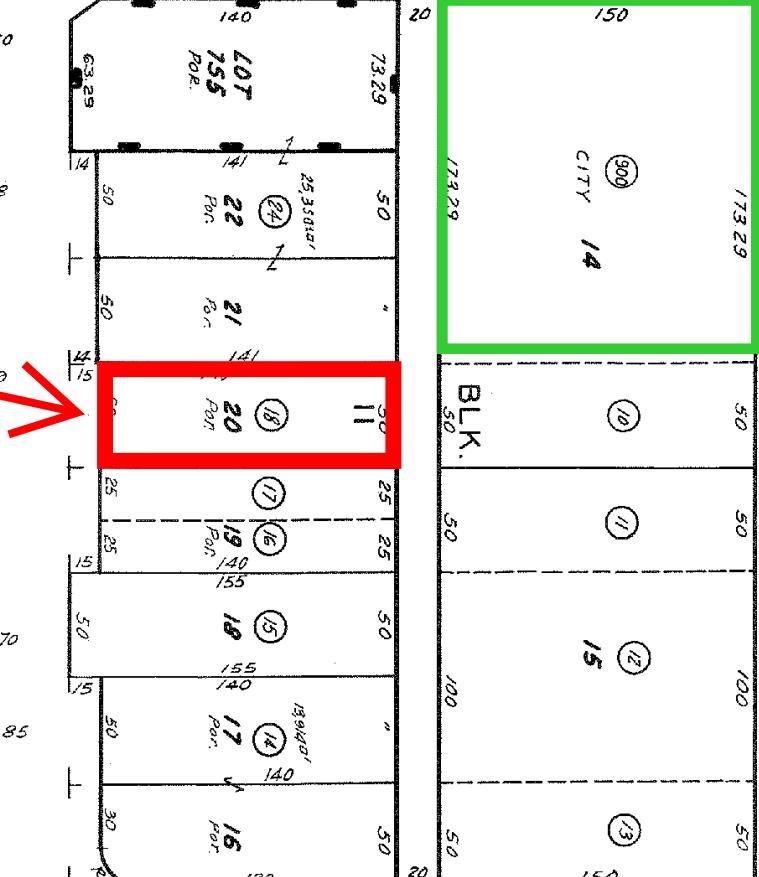
SITE

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

MARIAN
M.B. 36-29

CODE
8852

FOR PREV. ASSESSMT. SEE: 1763-1



7118-22 Reseda Boulevard, Reseda, Ca 91335