

## “PRIME” VALLEY VILLAGE RETAIL/OFFICE/COMMERCIAL BUILDING FOR SALE \$1,550,000.00

3,250\* +/- SQ. FT. OF BUILDING ON 2,622\* +/- SQ. FT. OF LAND



**5346 LAUREL CANYON BOULEVARD, VALLEY VILLAGE, CA 91607**

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

**Richard L. Paley**

[richard@paleycommercial.com](mailto:richard@paleycommercial.com)

DRE: 00966353

**Alex S. Paley**

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DRE: 02073925

\* Buyer to Verify

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

## “PRIME” VALLEY VILLAGE RETAIL/OFFICE/COMMERCIAL BUILDING FOR SALE

<b>LOCATION:</b>	5346 Laurel Canyon Boulevard Valley Village, Ca 91607 (Just South of Chandler Boulevard)
<b>TENANCY/CURRENT USE:</b>	Property will be delivered Vacant / Law Office
<b>BLDG. &amp; LOT SIZE:</b>	3,250* +/- sq. ft. of building (500* +/- sq. ft. of 2 <sup>nd</sup> Floor Space) on 2,622* +/- sq. ft. of land
<b>A.P.N. #:</b>	2348-016-044*
<b>PRICE &amp; TERMS:</b>	\$1,550,000.00 (Cash, cash to a new loan)
<b>ZONING/YEAR BUILT:</b>	LA-C2/1VL*/1950*
<b>PARKING:</b>	One (1) space in rear off alley along with non-metered street parking available.
<b>COMMENTS:</b>	This property offers a rare opportunity for an Owner-User to operate their business out of this location. The current use is a Law Office. There is 2nd floor space that has additional offices, a restroom and storage along with roof access. Located on busy Laurel Canyon Blvd, the property is adjacent to the Chandler Bus Line and close to the 101 & 170 freeways. There is also excellent visibility and signage. A Must See!

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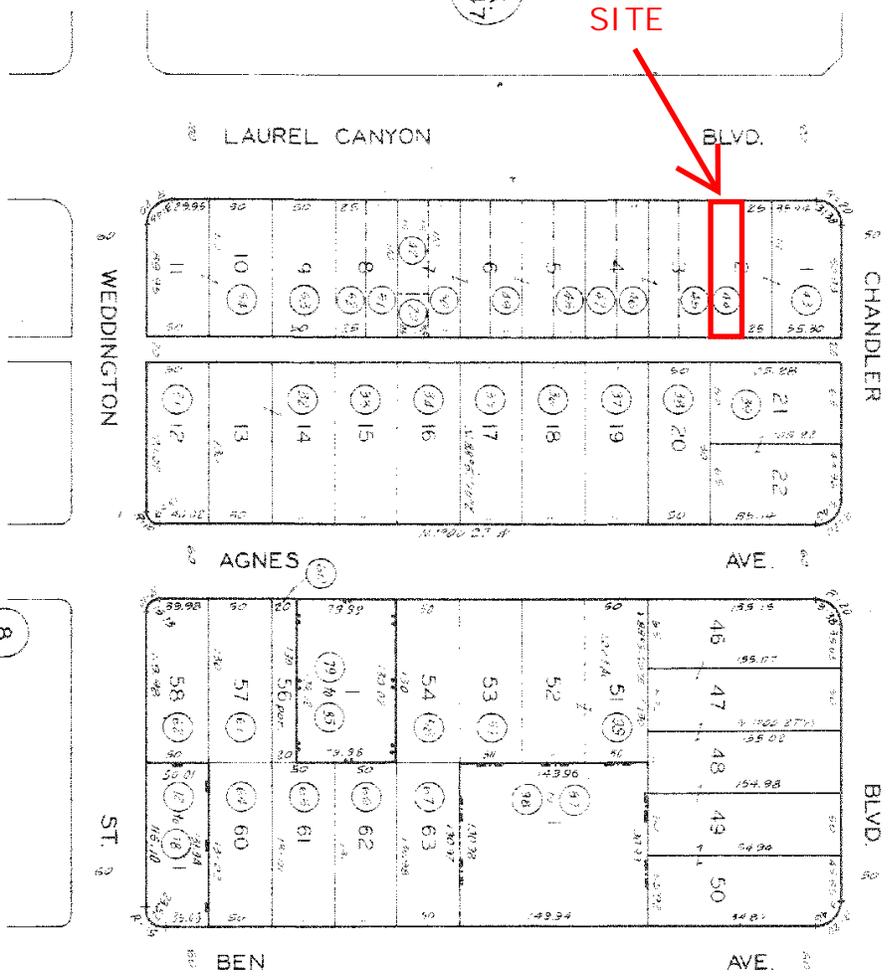
1986

5346 Laurel Canyon Boulevard, Valley Village, Ca 91607



BK. 2347

SITE



When a map is deposited, the applicant shall file a map of the property.

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1,100	1,100	1,100	1,100
2	1,100	1,100	1,100	1,100
3	1,100	1,100	1,100	1,100
4	1,100	1,100	1,100	1,100
5	1,100	1,100	1,100	1,100
6	1,100	1,100	1,100	1,100
7	1,100	1,100	1,100	1,100
8	1,100	1,100	1,100	1,100
9	1,100	1,100	1,100	1,100
10	1,100	1,100	1,100	1,100
11	1,100	1,100	1,100	1,100
12	1,100	1,100	1,100	1,100
13	1,100	1,100	1,100	1,100
14	1,100	1,100	1,100	1,100
15	1,100	1,100	1,100	1,100
16	1,100	1,100	1,100	1,100
17	1,100	1,100	1,100	1,100
18	1,100	1,100	1,100	1,100
19	1,100	1,100	1,100	1,100
20	1,100	1,100	1,100	1,100
21	1,100	1,100	1,100	1,100
22	1,100	1,100	1,100	1,100
23	1,100	1,100	1,100	1,100
24	1,100	1,100	1,100	1,100
25	1,100	1,100	1,100	1,100
26	1,100	1,100	1,100	1,100
27	1,100	1,100	1,100	1,100
28	1,100	1,100	1,100	1,100
29	1,100	1,100	1,100	1,100
30	1,100	1,100	1,100	1,100
31	1,100	1,100	1,100	1,100
32	1,100	1,100	1,100	1,100
33	1,100	1,100	1,100	1,100
34	1,100	1,100	1,100	1,100
35	1,100	1,100	1,100	1,100
36	1,100	1,100	1,100	1,100
37	1,100	1,100	1,100	1,100
38	1,100	1,100	1,100	1,100
39	1,100	1,100	1,100	1,100
40	1,100	1,100	1,100	1,100
41	1,100	1,100	1,100	1,100
42	1,100	1,100	1,100	1,100
43	1,100	1,100	1,100	1,100
44	1,100	1,100	1,100	1,100
45	1,100	1,100	1,100	1,100
46	1,100	1,100	1,100	1,100
47	1,100	1,100	1,100	1,100
48	1,100	1,100	1,100	1,100
49	1,100	1,100	1,100	1,100
50	1,100	1,100	1,100	1,100
51	1,100	1,100	1,100	1,100
52	1,100	1,100	1,100	1,100
53	1,100	1,100	1,100	1,100
54	1,100	1,100	1,100	1,100
55	1,100	1,100	1,100	1,100
56	1,100	1,100	1,100	1,100
57	1,100	1,100	1,100	1,100
58	1,100	1,100	1,100	1,100
59	1,100	1,100	1,100	1,100
60	1,100	1,100	1,100	1,100
61	1,100	1,100	1,100	1,100
62	1,100	1,100	1,100	1,100

FOR PREV. ASSV'T SEE:  
 2348 16 & 17

TRACT NO. 8929 M.B. 137-81  
 CONDOMINIUM  
 TRACT NO. 36994 M.B. 934-80-81

CONDOMINIUM TRACT NO. 37732 M.B. 951-76-77  
 CONDOMINIUM TRACT NO. 38172 M.B. 988-56-57

COUNTY OF LOS ANGELES, CALIF.  
 ASSESSOR'S MAP

30-01000-2  
 10-10-85  
 10-10-85  
 10-10-85