

For Sale

Price: 2,450,000

711 West Broadway Ave., Glendale CA 91204



Excellent Development Opportunity

- APN:** 5638-004-025 **Price per sq. ft.:** \$99.60
- Lot Size:** 24,600+/- sq. ft. Frontage 150+/- ft. X 162.5+/- ft. 20 ft. Rear Alley Access
- Zoning:** IMU or Industrial Mixed Use City web site for information
http://www.ci.glendale.ca.us/gmc/Zoning_Code/Chapter30-14.pdf
Project Concept & Approval subject to zoning; Design subject to staff & DRB discretion". By right 4 to 5 stories, 50 feet height with No FAR limit.
- Property:** Fenced & gated vacant lot centrally located within 3 blocks of downtown City encourages various types of development.
- Highlights:** Easy access to FRWY 5 & 134. Close proximity to Home Depot Store, Ralphs Grocery Distribution & Warehouse, Quixote Entertainment, Baxalta Pharmaceutical Laboratories, Kaiser Permanente facility, Mixed Use project 180 Units & 18K sq. ft. Retail under construction at N. Pacific & W Broadway

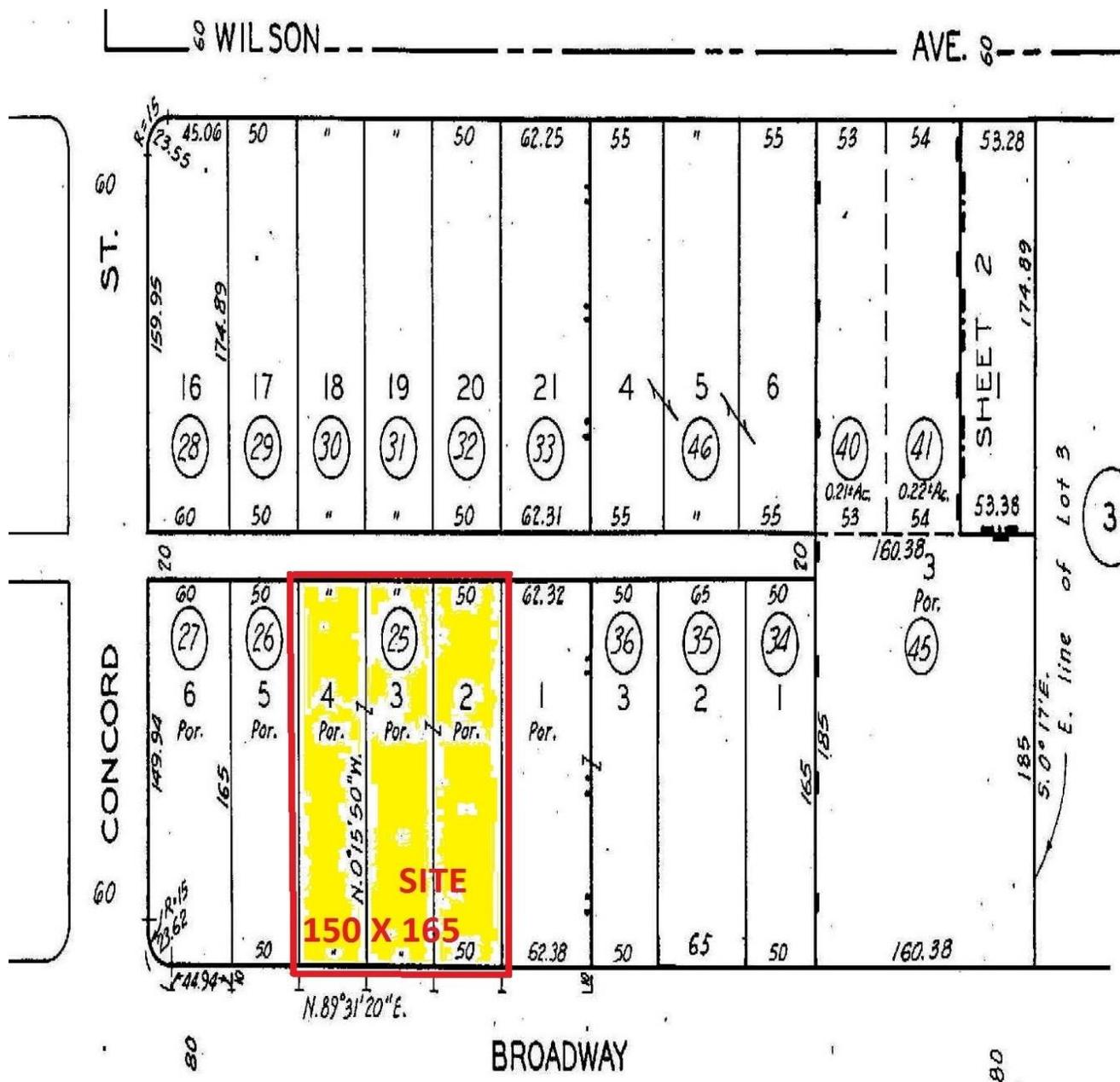
For More Information Contact:
Roobik Ovanesian, GC, CCIM CA 00997117
818-550-0760 roobik.crc@sbcglobal.net

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Mail: P.O. Box 271 Glendale, CA 91209-0271
Office: 1523 W. Kenneth Rd. Glendale, CA 91201
T: 818.550.0760 E: Roobik.crc@sbcglobal.net
California Bureau of Real Estate ID # 01338809



Assessor Parcel Numbers: 5638-004-025



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Aerial Photo of Property:

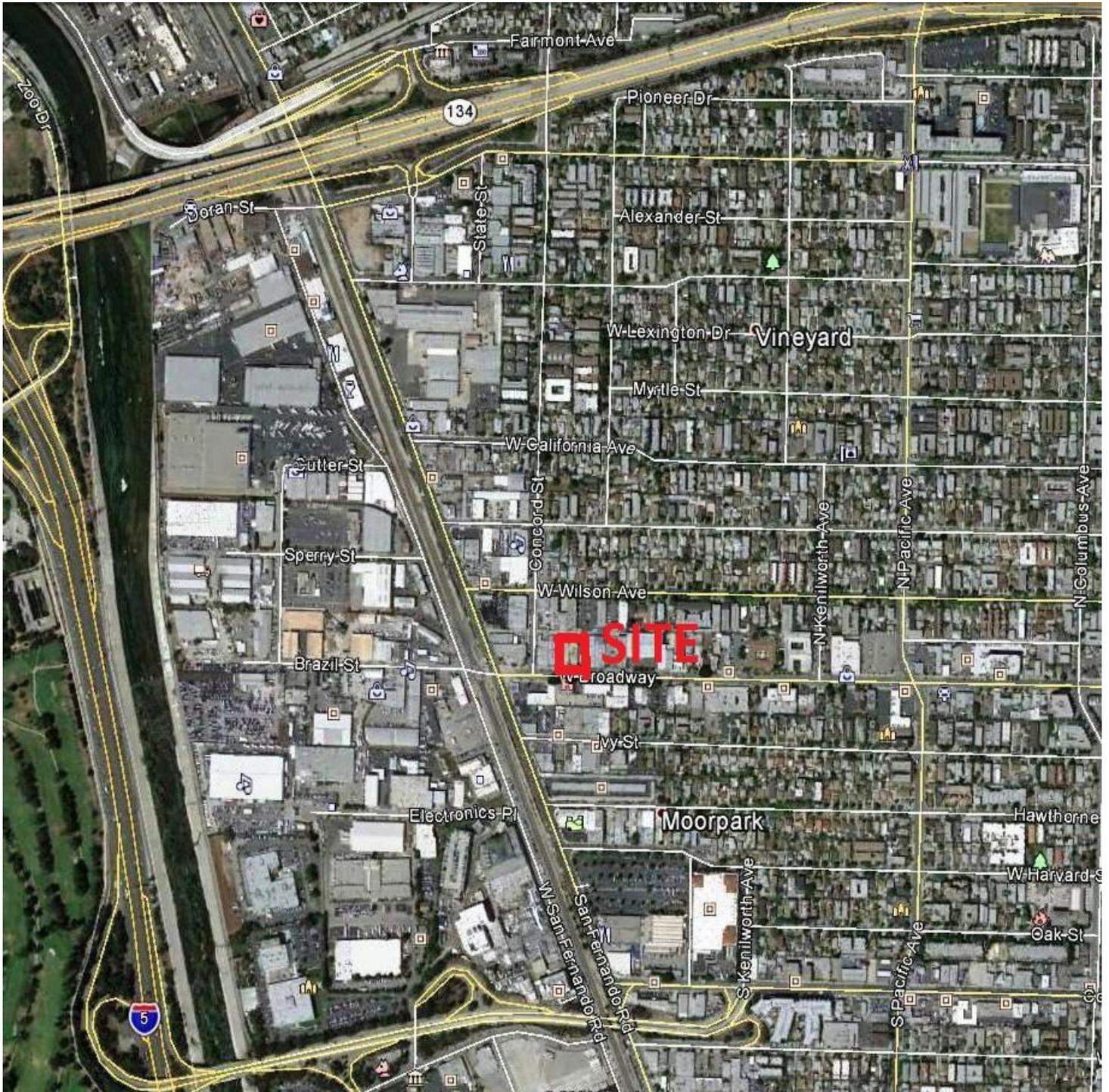


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Aerial Photo of Property Area:



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Property Pictures:



Rear 1



Rear 2

Property Pictures:



Yard Area 1



Yard Area 2