Rare High Power Manufacturing Building For Sale



COMMERCIAL REAL ESTATE ADVISORS AlliancePartnersco.com

EUR SALE **425 N. VARNEY STREET** 420 & 424 N. MOSS STREET BURBANK • CA

For more information, contact:

DAVID ISSAIANS, CCIM 818.307.0193 davidi@kw.com DRE# 01792207 EMIL AKOPIAN, CCIM 818.339.8115 Emila@kw.com DRE# 01449462 **KELLER WILLIAMS REAL ESTATE SERVICES**

889 Americana Way, #408 Glendale, California 91210 818.432.3200



ADDRESSES: 425 N. Varney Street, 420 & 424 N. Moss Street, Burbank CA

- Total Building size: +/- 11,364 SF (Per title), with approximately 5,100 sf of bonus below street level storage space
- Total Land size: +/- 19,688 SF (Per title)
- Zoning: BUM2 (Per Title)
- APN(s): 2449-034-026(Bdg), 2449-034-019&20 (parking lot parcels)
- Year Built: 1989 (Per title)
- Asking Price: \$4,395,000

PROPERTY HIGHLIGHTS

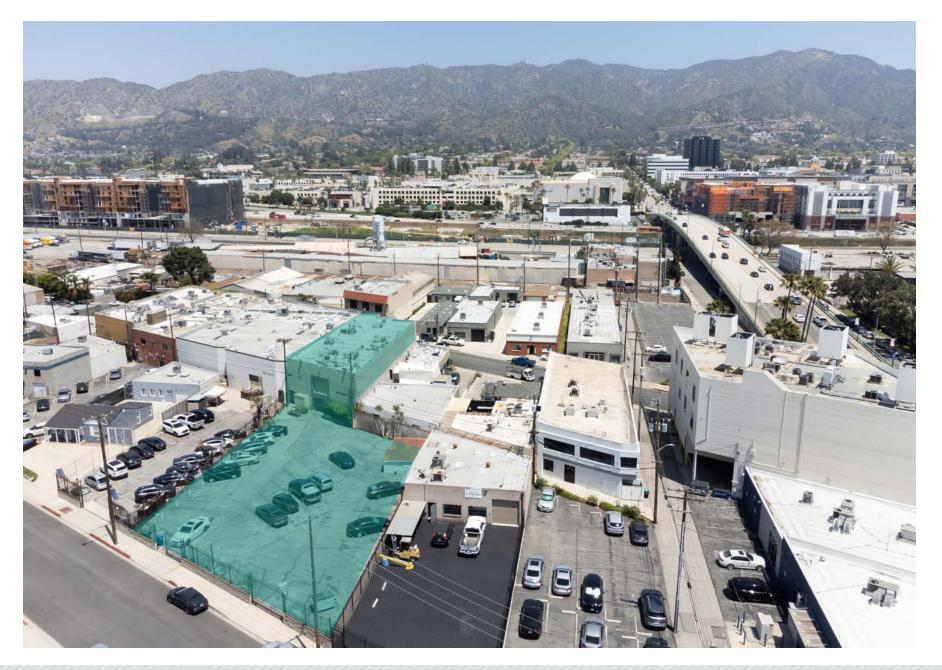
- Rare industrial building with high parking ratio in Prime Burbank location
- Very heavy power, Buyer and broker to independently verify exact specifications
- Fenced parking and secured building
- Potential for conversion to an array of creative uses catering to the entertainment industry
- Great candidate for owner occupancy and SBA financing with as little as 10% down
- Ideal manufacturing facility
- Very close proximity to an abundance of local downtown Burbank amenities, major local studios, eateries, I-5 Freeway, and much much more
- Over 3/1,000 parking ratio
- Seller may require a short term leaseback
- Gurney elevator from basement to 2nd floor
- 2500 Amps of 3 Phase Power
- The building is fully air-conditioned, has sprinklers, and skylights

Please do not disturb occupant, shown by appointment only to qualified buyers

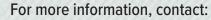
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LESTATE SERVICES



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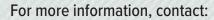
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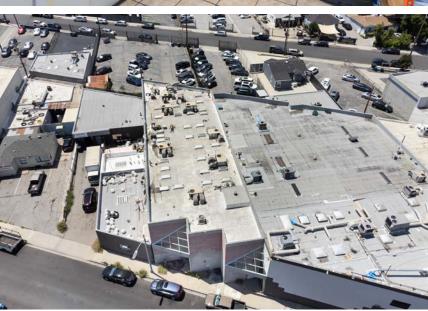
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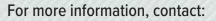












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PARCEL MAP

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