

“PRIME” VAN NUYS “TWO-UNIT”

RETAIL PROPERTY

FOR SALE

Price Reduced!!!

~~\$3,000,000.00~~ **\$2,650,000.00**

6,000* +/- SQ. FT. OF BUILDING ON 8,007* +/- SQ. FT. OF LAND



State Enterprise Zone!!!

Transit Priority Area!!!



6425-27 VAN NUYS BOULEVARD, VAN NUYS, CA 91401

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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(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.

“PRIME” VAN NUYS “TWO-UNIT” RETAIL PROPERTY FOR SALE

LOCATION: 6425-27 Van Nuys Boulevard
Van Nuys, Ca 91401
(Just off the SWC of Van Nuys Blvd. & Gilmore St.)

TENANCY: See attached rent roll

BLDG. & LOT SIZE: 6,000* +/- sq. ft. of building
8,007* +/- sq. ft. of land

A.P.N. #: 2236-023-002

PRICE & TERMS: ~~\$2,650,000.00~~ ~~\$3,000,000.00~~ (Cash, cash to a new loan) **Price Reduced!!!**

ZONING/YEAR BUILT: LA-C2* - 1929*

PARKING: Eight (8) parking spots onsite in rear lot plus a Public City Parking Lot directly behind property in addition to ample street parking available

SIGNAGE: Excellent visibility along with individual tenant signage

COMMENTS: This sale offers an opportunity to purchase a well-located property in “PRIME” Van Nuys. Just down the street from the Civic Center in Downtown Van Nuys. Tremendous upside for the astute investor or Owner-User!!

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6425-27 Van Nuys Blvd, Van Nuys, CA

<u>Tenant</u>	<u>Rent</u>	<u>Size</u>	<u>Rent PSF</u>	<u>Lease Exp Date</u>
6425 (front) – Vacant	\$4,500.00**	1,500'	\$3.00 mg**	Vacant
6425 (rear) – Church	\$3,000.00	1,500'	\$2.00 mg	month to month
6427 (front) – Barbershop	\$4,500.00	2,500'	\$2.25 mg	month to month
6427 (rear) – Office	<u>\$1,500.00</u>	<u>500'</u>	\$3.00 mg	month to month
	\$13,500.00	6,000'*		

\$13,500.00 monthly

\$162,000.00 annually

Expenses:

Taxes @ \$2.65MM	\$33,125.00***
Insurance	\$14,000.00
Repairs & Maint	<u>\$2,500.00</u>
	\$49,625.00

Current Net Income: \$112,375.00

Price: \$2,650,000.00

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** Projected

*** Based on 1.25%

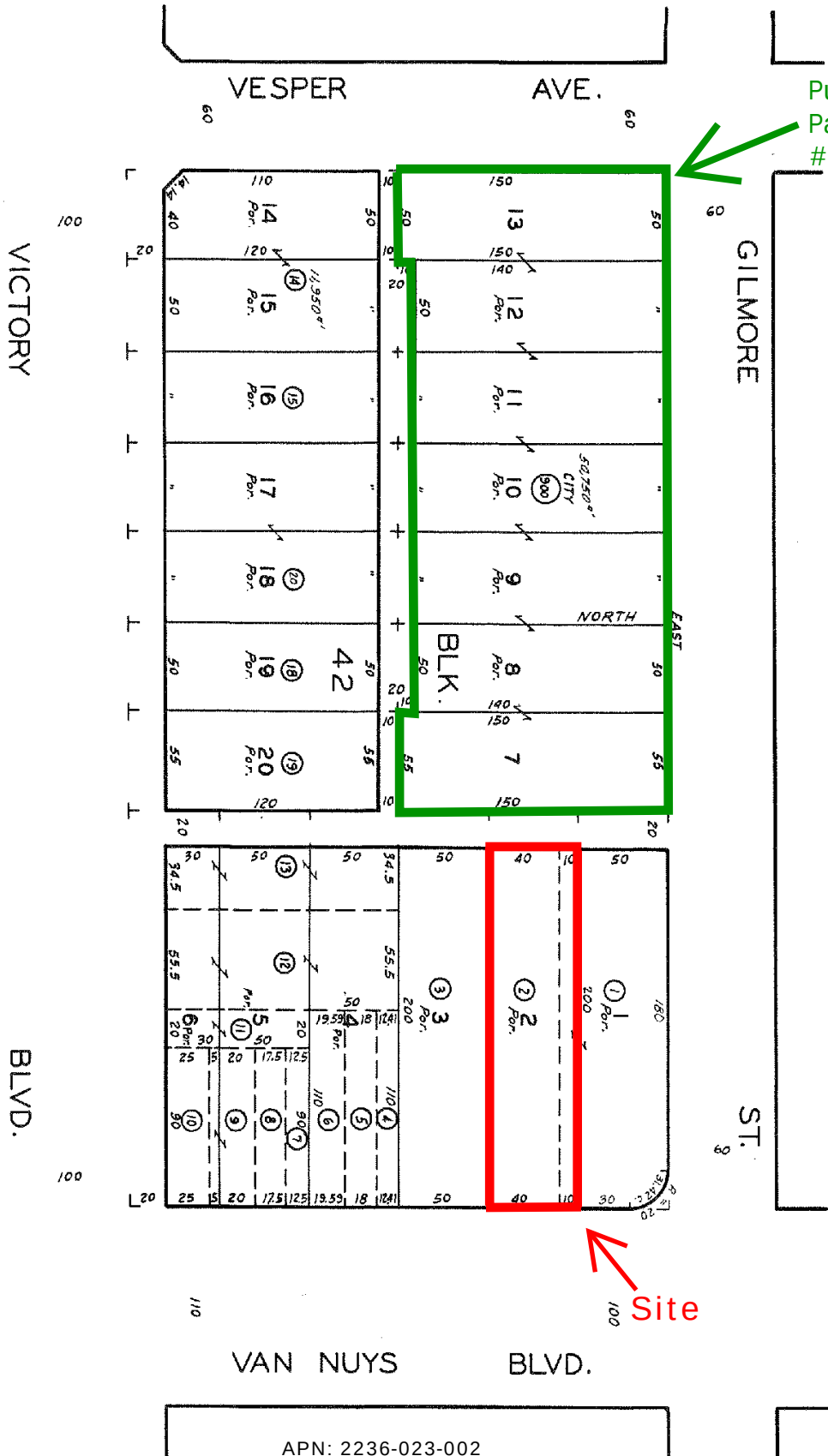
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Public City
Parking Lot
#610



CODE
13

FOR PREV. ASSMT. SEE: 234 - 207



TRACT NO. 1200
M.B. 19 - 35

APN: 2236-023-002

6245-27 Van Nuys Boulevard, Van Nuys, CA 91401