

# MULTIPLE TENANT PROPERTY FOR SALE



**8265 LANKERSHIM,  
NORTH HOLLYWOOD, CA**

**ASKING \$4,750,000.00**

**949-285-7200**  
**LISA@BrokerLawyer.com**

*Lisa Salisbury esq.*

SBN 172353

DRE 01212552

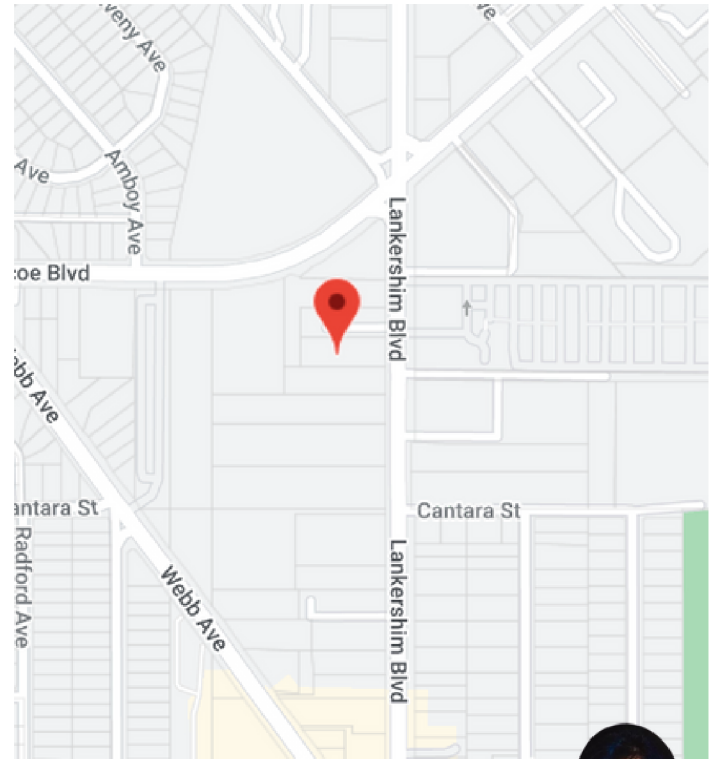
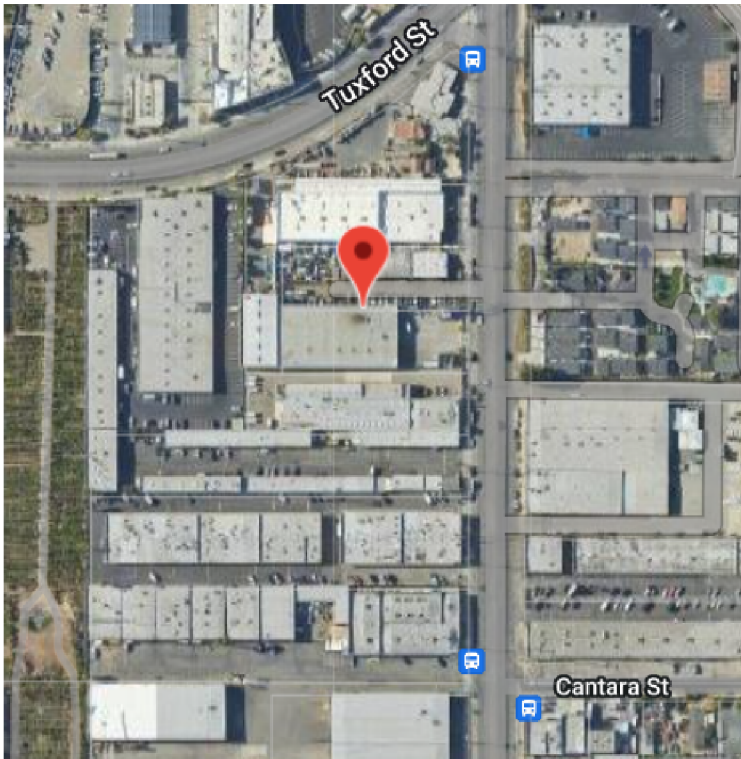


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# 8265 Lankershim, North Hollywood

Discover an unparalleled opportunity to invest in a prestigious industrial property situated on the bustling Lankershim Blvd. in the heart of NoHo. Boasting a coveted location directly across from the iconic Hollywood Backlot Bungalows, 8265 Lankershim Blvd. offers an exceptional blend of visibility, accessibility, and potential for various commercial and industrial endeavors, such as City approved redevelopment in the LAM1 zone including but not limited to Industrial, Retail, Office and Restaurant uses. NoHo aka North Hollywood is booming with a friendly city climate for redevelopment in this growing neighborhood.



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# 8265 Lankershim, North Hollywood

## Building Highlights

Building Size (SF) 2400-6720 sq ft

Parking Stalls 50

Parcel Size 30,492 sq ft

Year Built 1954

Zoning LAM1

## Utilities connected

4 Units

2 Buildings

4 Tenants

100% Occupied

Redevelopment Opportunity

This Marketing Brochure has been prepared to provide summary, information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Lisa Salisbury, employees and/or affiliates has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Lisa Salisbury, employees and/or affiliates makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

The subject property contains operating businesses. Do not disturb tenants or speak with staff of businesses about this offering.

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