

## Burbank Owner User Office/Retail/Flex Building for Sale



**1104 W Magnolia Boulevard Burbank CA 91506**



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## 1104 W Magnolia Boulevard Burbank CA 91506

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Muselli Commercial Realtors, as exclusive advisor to the owner, is pleased to present this exceptional opportunity to acquire a freestanding commercial building in the heart of Burbank's highly sought-after Magnolia Park district. Situated along one of the city's most vibrant retail corridors, 1104 W Magnolia Blvd offers approximately 2,025 square feet of street-front commercial space on a 2,865 square foot parcel. Magnolia Boulevard is renowned for its eclectic mix of retail shops, restaurants, creative businesses, and neighborhood services, creating a destination environment that attracts both local residents and visitors. The property presents an ideal opportunity for an owner-user seeking a prominent business location, an investor looking to capitalize on Burbank's strong commercial market fundamentals, or a buyer seeking future value-add potential.

### Highlights

- Approximately 2,025 sf retail/office/flex space
- Reception/Waiting area
- 3 large work areas
- 2 bathrooms
- Loading door
- Fenced in parking for 4 - 5 cars
- 220 amp 3 phase power
- High-visibility frontage along Magnolia Boulevard
- Ample street parking
- Built in 1955

### Price

- \$1,750,000.00

### APN

- 2446-003-009

### Lot Size

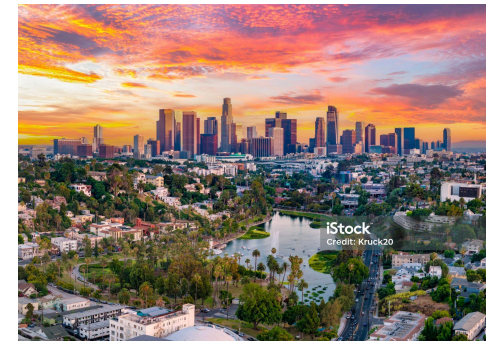
- Approximately 2,865 SF per assessor records.

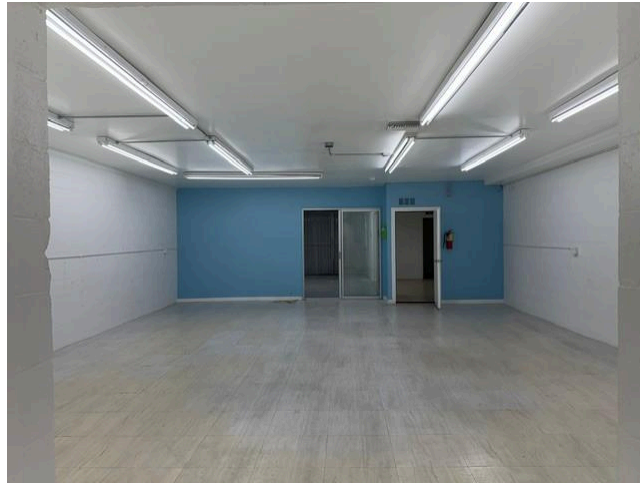
### Zoning

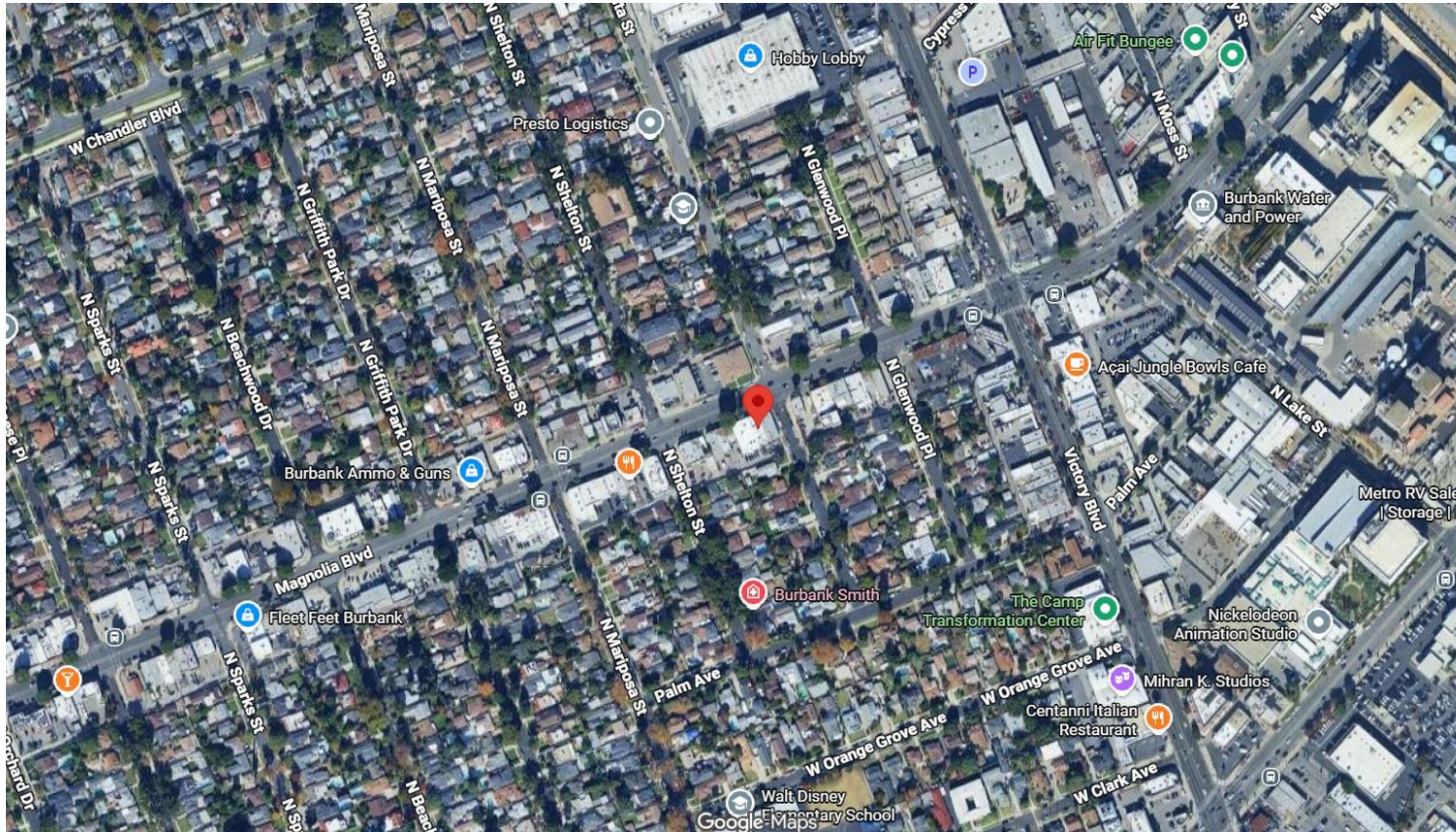
- BUC3YY (Buyer is advised to verify zoning and allowable uses).

### Area

- Close proximity to Disney, Warner Bros., and other major studios
- Excellent access to the 5 Freeway and Downtown Burbank
- Prime Magnolia Park location
- Walkable amenity-rich neighborhood







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