

PRIME WOODLAND HILLS OFFICE BUILDING FOR SALE \$2,100,000.00

4,032* +/- SQ. FT. OF BUILDING ON 6,258* +/- SQ. FT. OF LAND



23018 VENTURA BOULEVARD, WOODLAND HILLS, CA 91367

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Alex S. Paley

alex@paleycommercial.com

DRE: 02073925

*** Buyer to Verify**

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

“PRIME” WOODLAND HILLS OFFICE BUILDING FOR SALE

LOCATION:	23018 Ventura Boulevard Woodland Hills, Ca 91367 (Just East of Woodlake Avenue)
TENANCY:	None – Building delivered Vacant
BLDG. & LOT SIZE:	4,032* +/- sq. ft. of building & 6,258* +/- sq. ft. of land
A.P.N. #:	2042-006-079
PRICE & TERMS:	\$2,100,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	LA-C1-IVLD* - 1979*
PARKING:	Seven (7) parking spots onsite in addition to ample street parking available
SIGNAGE:	Excellent existing signage
COMMENTS:	This sale offers an opportunity to purchase a great Office Building property on prime Ventura Boulevard!!! *Owner-User Opportunity *Easy Fwy Access *Calabasas Adjacent *Prior Chiropractic Office Use Downstairs *Four (4) Restrooms (2 Upstairs/2 Downstairs) *Private Rear Patio

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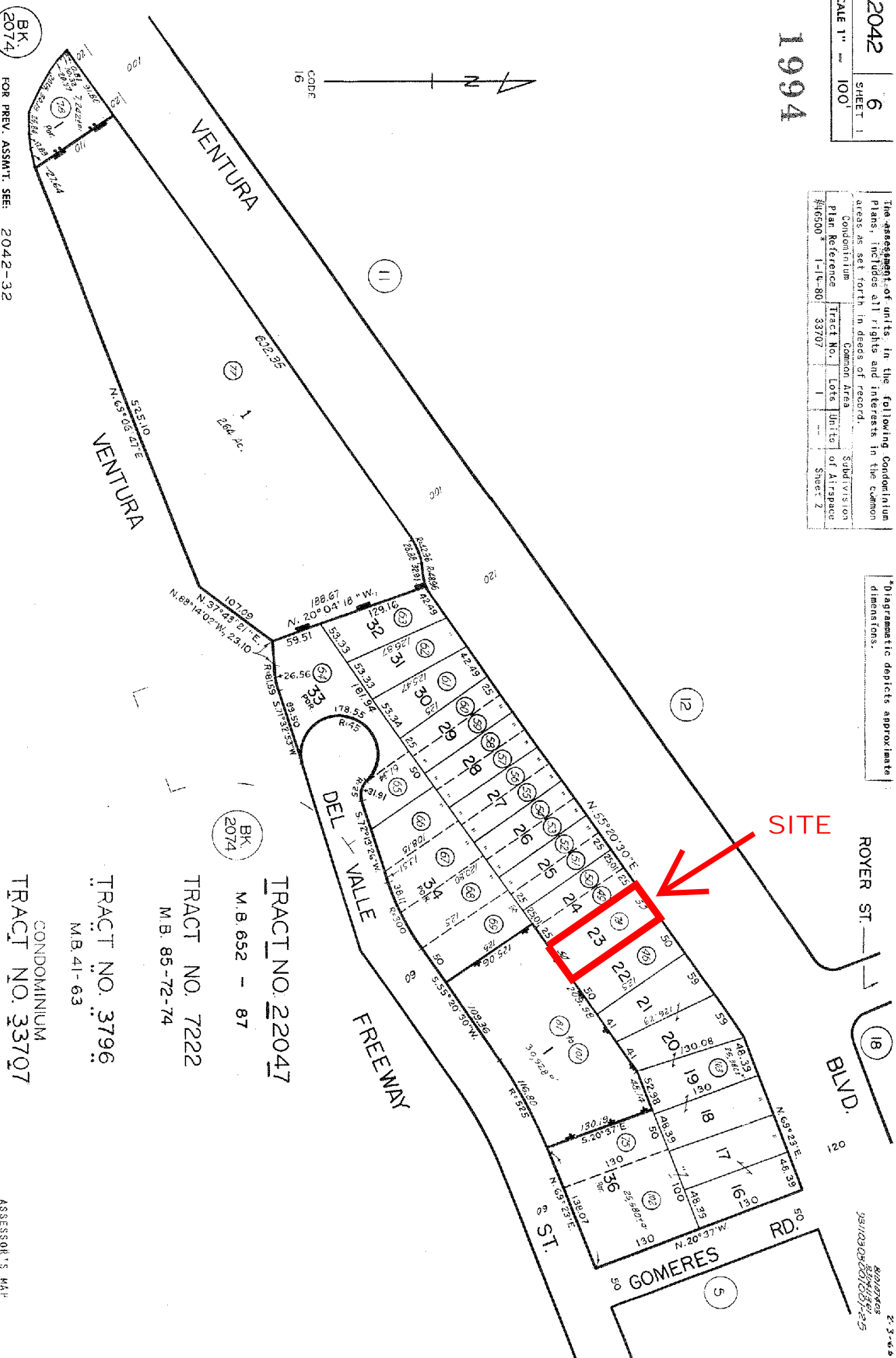
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The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Common Area Tract No.	Lots	Units of Airspace	Subdivision Sheet
#46500 * 1-14-80	33707	1	1	Sheet 2

* Diagrammatic depicts approximate dimensions.



BK. 2074 FOR PREV. ASSM'T. SEE: 2042-32

TRACT NO. 22047
M.B. 652 - 87

TRACT NO. 7222
M.B. 85-72-74

TRACT NO. 3796
M.B. 41-63

TRACT NO. 33707
CONDOMINIUM
M.B. 917 - 94-95

REVISED
2-5-64
7-17-60
3-3-60
3-24-64
75/0213/2
10/20/73/29
9/4/56