

2821 W. BURBANK BOULEVARD

BURBANK, CALIFORNIA 91505

OFFERED AT \$1,295,000



1,680 SF

BUILDING

3,013 SF

LOT

C-3

ZONING

3

PARKING

PROPERTY HIGHLIGHTS

- Single-story commercial storefront with approximately 28.57 feet of frontage
- Open retail / office layout with two restrooms and a small kitchenette
- 3 parking spaces available plus gated yard; free street parking directly in front along Burbank Boulevard; vehicle access from rear alley
- Masonry construction, decorative stone-tile storefront and flat roof
- Roof-mounted package HVAC system providing full building coverage
- Approximately 21,000 vehicles per day along Burbank Boulevard

LOCATION & BUYER PROFILE

- Mid-block Burbank Boulevard location with two traffic lanes in each direction plus center turn lane
- Established mix of neighborhood retail and office uses; convenient access to regional freeways and Burbank amenities

Well suited to an owner-user seeking a compact Burbank storefront, subject to independent verification of use, zoning and financing requirements.

BUILDING & SITE

PROPERTY TYPE	Single-tenant commercial storefront
BUILDING	Approximately 1,680 square feet Built 1947
LAND	Approximately 3,013 square feet (0.069 acre)
DIMENSIONS	Approximately 28.57 ft. x 105.45 ft.
APN #	2437-032-004
ZONING	C-3 Commercial General Business
PARKING	3 parking spaces available
ACCESS	Pedestrian access from Burbank Blvd.; vehicle access from alley
CONSTRUCTION	Masonry; poured-concrete foundation
INTERIOR	Open retail/office space, two restrooms and kitchenette
OCCUPANCY	Long-term tenant on month-to-month terms

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IMPORTANT OCCUPANCY NOTE

The property is occupied by a month-to-month tenant. Buyer should confirm possession timing and all intended-use matters with the listing broker and appropriate governmental authorities.

Square footage, dimensions, parking, zoning, traffic and other facts should be independently verified by Buyer. Information is from appraisal reports and public records and is believed reliable but is not guaranteed.