



## COMMERCIAL PROPERTY FOR SALE



REAL ESTATE SERVICES  
TRUSTED SINCE 1962

10542 BURBANK BOULEVARD  
NORTH HOLLYWOOD, CA 91601

**OLE OLSON**

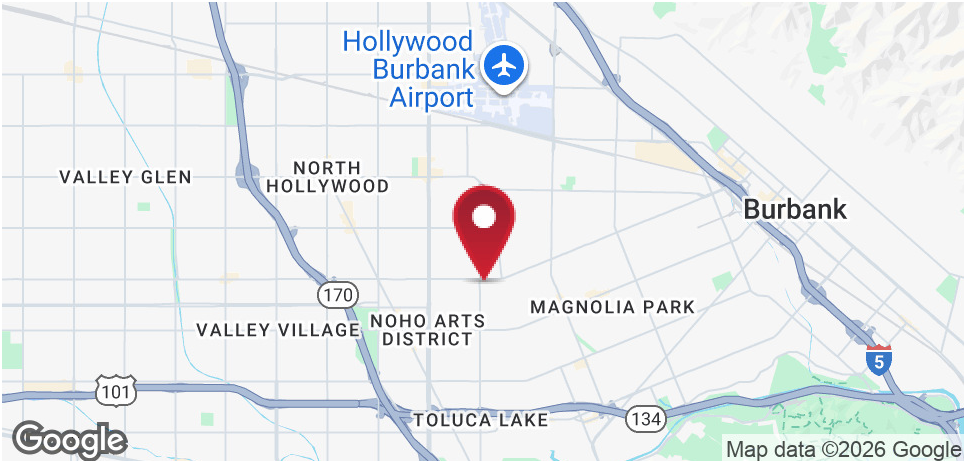
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CALDRE #00983560



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## OFFERING SUMMARY

Sales Price:	\$1,175,000
Building Size:	1,767 SF
Lot Size:	2,625 SF
Zoning:	C2-1VL
Price/SF:	\$664.97
APN:	2417-001-006

Year Built/Year Renovated: 1966 / 1967

## PROPERTY OVERVIEW

Great retail location with bonus ROOFTOP PATIO; two parcels from the signalized corner of Cahuenga Boulevard and Burbank Boulevard where there is a traffic count of 34,988 cars per day (per 2024 MPSI estimate); rear yard with parking up to five (5) cars; newer roof (2017) and HVAC, and a recently renovated kitchen make this property ready-made for all types of uses; the property is in a great central location close to North Hollywood Arts District, Burbank and an abundance of restaurants, retail shops and services; call broker to schedule a tour.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

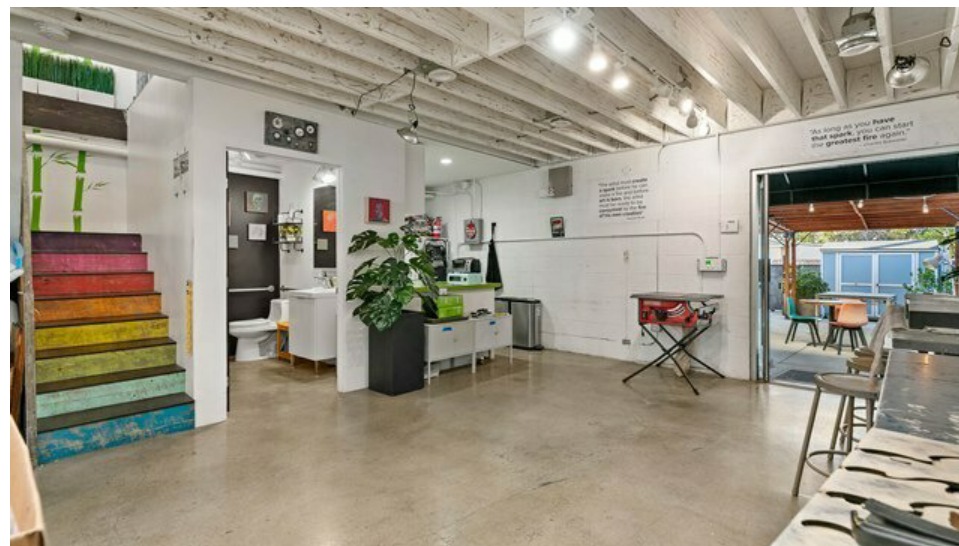
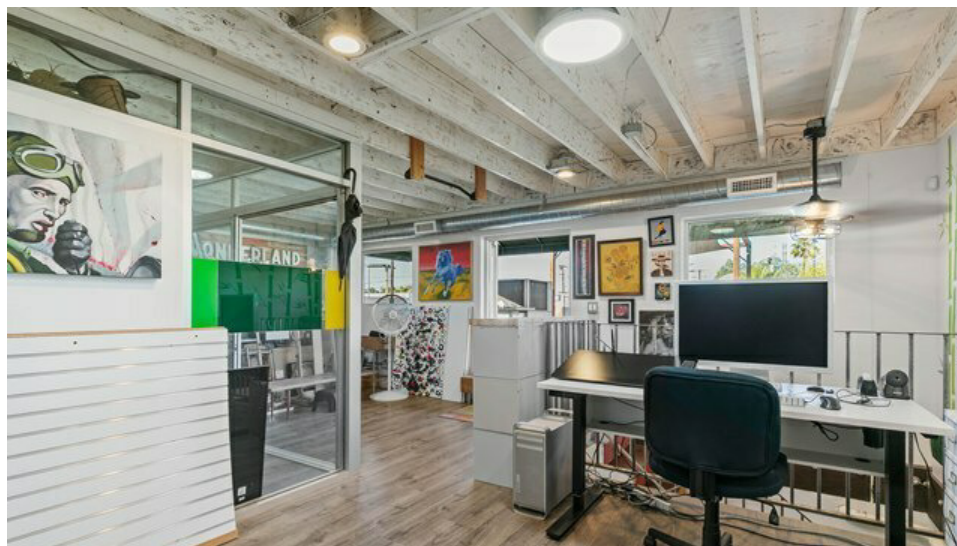


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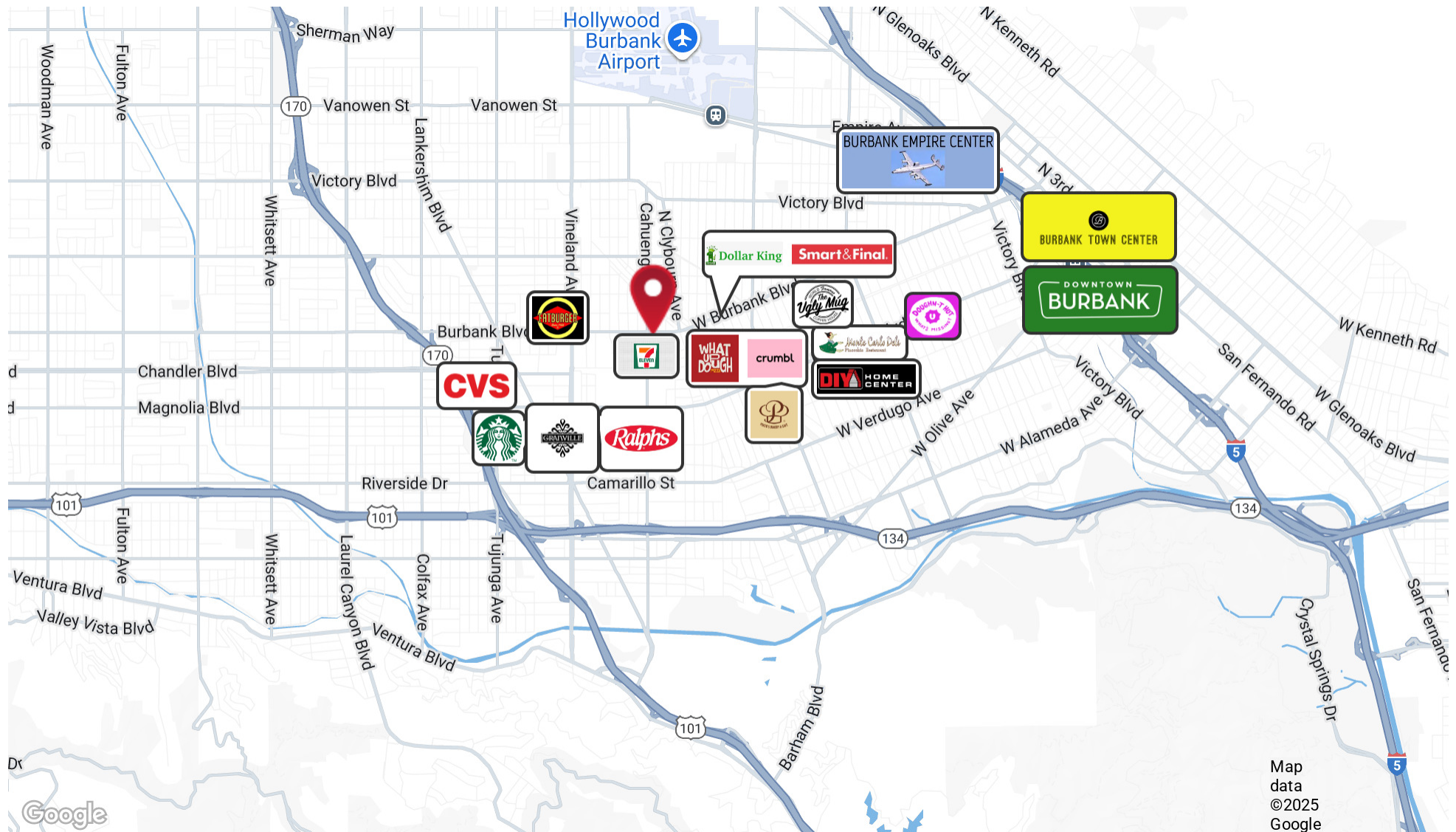
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