

7118 Reseda Boulevard, Reseda, Ca 91335

PRIME RESEDA 2-LEVEL RETAIL/COMMERCIAL/OFFICE BUILDING FOR SALE

Paley
COMMERCIAL REAL ESTATE, INC.

HIGHLIGHTS

BUILDING: Downstairs Retail/Upstairs Office building consisting of 6,685* +/- square feet

LOT SIZE A.P.N. #: 6,696* +/- square feet/2125-001-018

ZONING/YEAR BUILT: LA-C2* - 1931 (*Buyer to verify)

TENANCY: 2nd level leased with a medical dispensary, who pay \$2,500.00 per month, modified gross, expiring in 1/20/2010 + a 3-year option – also, other tenants on short term leases throughout the building with additional income at market rents.

COMMENTS: This sale offers an owner-user opportunity to purchase a well located retail/commercial property with tremendous upside potential!!!

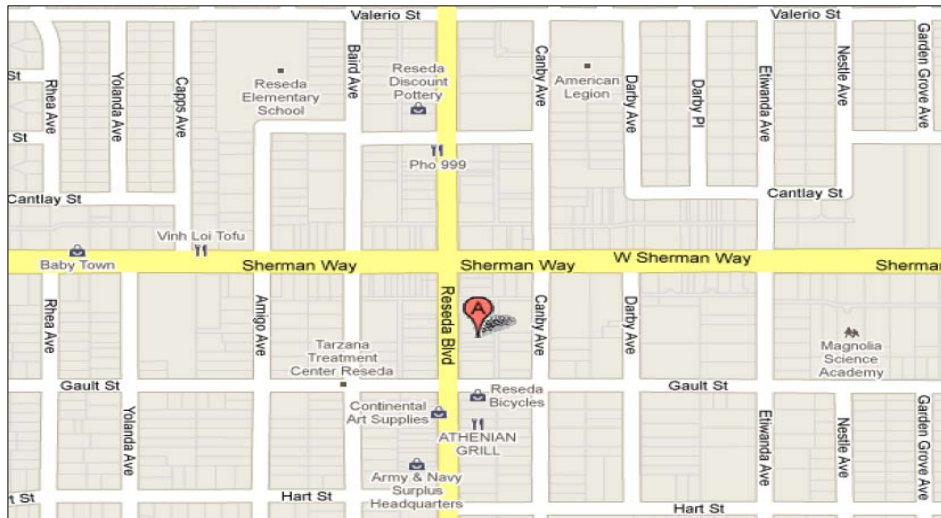
6,685* +/- SQ. FT.OF BUILDING ON 6,696* +/- SQ. FT. OF LAND
OFFERED AT \$1,400,000.00

*** Great owner-user opportunity ***

*** Excellent location on Reseda Boulevard ***

*** Front & rear entrances to the building with alley access ***

*** Good signage & parking plus adjacent to the L.A. City public parking lot***



**For More Information Call:
Howard Bass
(818) 343-3000**

**Buyer to Verify*

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www.paleycommercial.com

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