

8537 Reseda Boulevard, Northridge, Ca 91324

PRIME NORTHRIDGE 3 STORE RETAIL/COMMERCIAL BUILDING FOR SALE

Paley
COMMERCIAL REAL ESTATE, INC.

HIGHLIGHTS

BUILDINGS: Front Retail – 3 store building consisting of 4,590* +/- square feet (one (1) roll-up door)

Seller can deliver property vacant with the exception of the 8537A unit upon close of escrow

LOT SIZE A.P.N. #: 7,793* square feet/2785-006-032

ZONING/YEAR BUILT: LA-C2* - 1960 (*Buyer to verify)

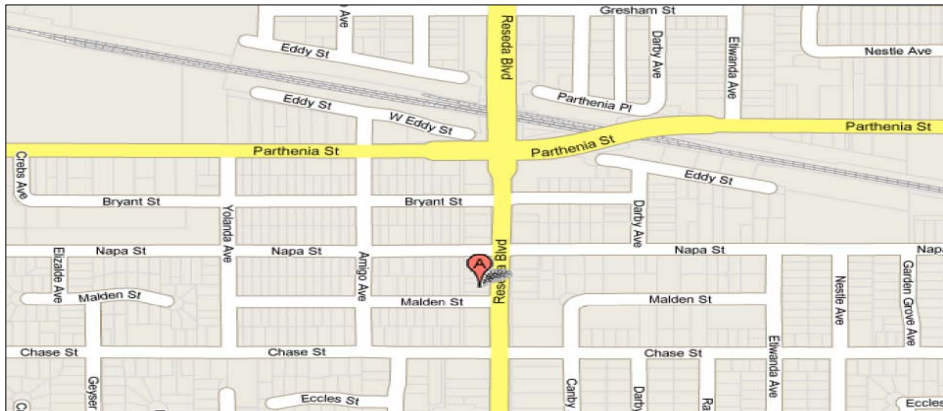
CURRENT USE: Medical dispensary/Acupuncture/Carpet Store

TENANCY: All tenants on a month to month basis (and will vacate on the close of escrow) except for the medical dispensary, who pay \$2,500.00 per month, modified gross, expiring in 2 years +/-

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

4,590* +/- SQ. FT.OF BUILDING ON 7,793* +/- 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 including a roll-up door *
- * Close to Northridge Hospital *
- * Good signage & parking *



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

*Buyer to Verify

19507 Ventura Boulevard, Tarzana, Ca 91356 • Phone (818) 343-3000 • Fax (818) 343-3311

www.paleycommercial.com

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