

**PRIME VAN NUYS
COMMERCIAL/RETAIL BUILDING
FOR SALE
\$1,295,000.00**

12,000* +/- SQ. FT. OF BUILDING ON 19,998* +/- SQ. FT. OF LAND



7619-21 VAN NUYS BOULEVARD, VAN NUYS, CA 91405

FOR MORE INFORMATION CALL:

RICHARD L. PALEY

818/343-3000

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

* Buyer to Verify

19507 Ventura Boulevard
Tarzana, California 91356
Tel. (818) 343-3000 • FAX (818) 343-3311
www.paleycommercial.com

RETAIL/COMMERCIAL PROPERTY FOR SALE

- LOCATION:** 7619-21 Van Nuys Boulevard
Van Nuys, Ca 91405
(1 building north of Saticoy)
- BUILDINGS:** Two (2) store retail building consisting of approximately
7,000 +/- square feet and 5,000 +/- square feet.
- LOT SIZE A.P.N. #:** 19,998* +/- square feet / 2210-031-002
- PRICE & TERMS:** \$1,295,000.00 (Cash or cash to a new loan)
- ZONING:** LA-C2*
- PARKING:** In rear of property accessed by driveway off of Saticoy
Street
- CURRENT USE:** Furniture store/vacant
- TENANCY:** Current furniture tenant pays \$5,000.00 per month with a
five (5%) percent increase on both June 2010 and June
2011 with the lease ending on 11/30/2011. However, the
property owner has the right to cancel the lease by
12/1/2010.
- COMMENTS:** This sale offers an opportunity to purchase a well located
commercial/retail property with tremendous upside
potential!!! Only \$108.00 per square foot!!!

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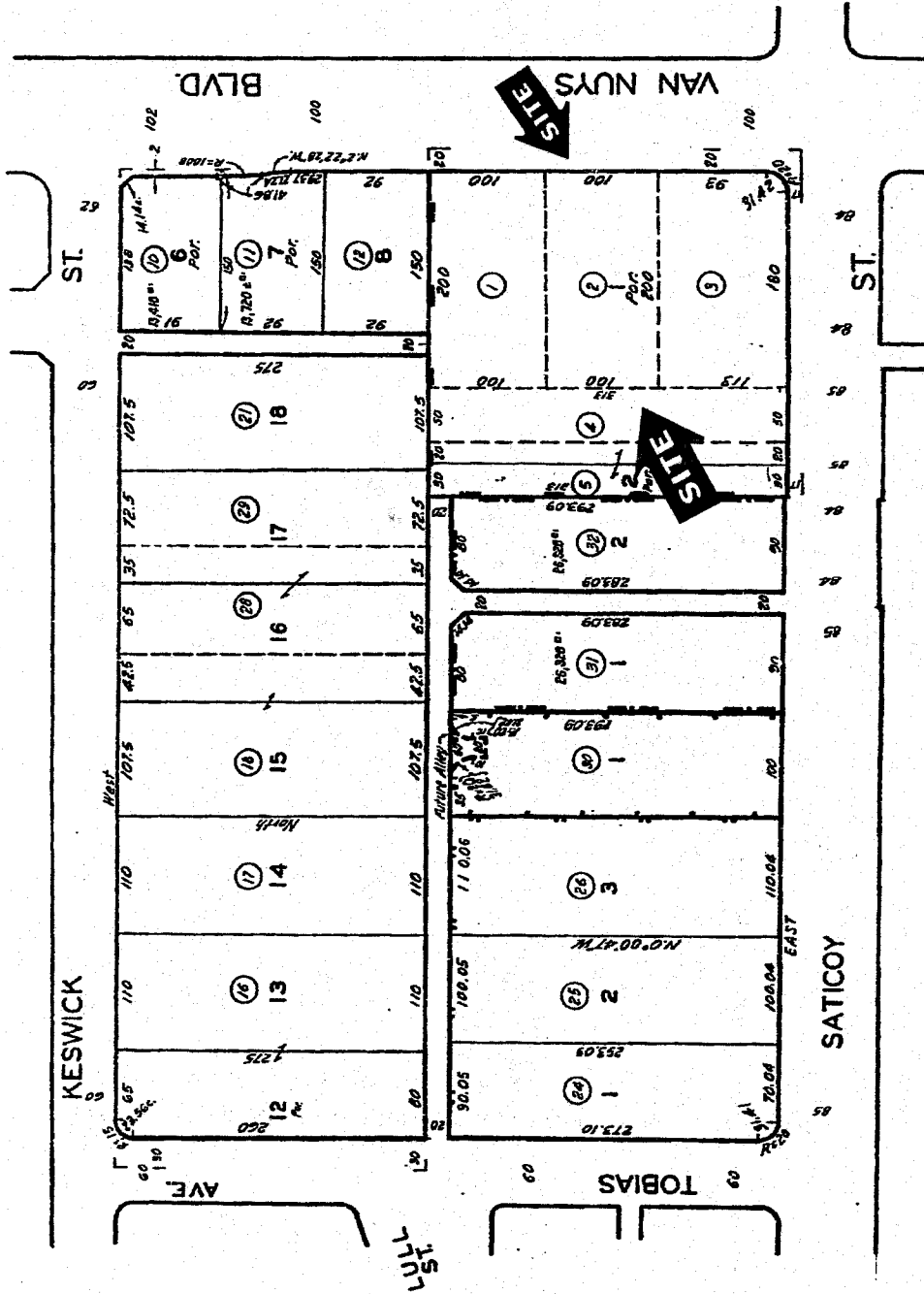
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1-30-65
10-28-65
7-27-61
9-19-61
11-10-62
9-12-63
3-7-64
600314520
7400-0603
750509

2210 31
SCALE 1" = 100'



TRACT NO 7090
M.B. 86-94-95

TRACT NO. 19136
M.B. 693-17-18

TRACT NO. 25167
M.B. 672-47-48

TRACT NO. 1532
M.B. 22-130-131

TRACT NO. 27642
M.B. 709-30-31

FOR PREV. ASSM'T. SEE: 1488-31

CODE 13

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.