

**PRIME RESEDA
HOUSING DEVELOPMENT OPPORTUNITY
LAND FOR SALE
(CURRENTLY FOUR (4) RENTAL HOMES)
\$1,900,000.00**



43,798* +/- SQUARE FEET OF LAND

18320-28 ARMINTA STREET, RESEDA, CA 91335

FOR MORE INFORMATION, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

(818) 343-3000

*** Buyer to verify all information**

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

HOUSING DEVELOPMENT OPPORTUNITY LAND FOR SALE

LOCATION: 18320-28 Arminta Street, Reseda, Ca 91335

TENANCY: **18320 Arminta** – Front House - \$1,600.00 per month
Two (2) bedroom, one (1) bath unit
(month to month tenancy)

Rear House – Vacant
Two (2) bedroom, two (2) bath unit

18328 Arminta – Front House - \$1,400.00 per month
Two (2) bedroom, one (1) bath unit
(month to month tenancy)

Rear House - \$1,300.00 per month
One (1) bedroom, one (1) bath unit
(month to month tenancy)

LOT SIZE: 43,798* +/- square feet of land

A.P.N. #: 2102-016-027 & 033

PRICE & TERMS: \$1,900,000.00 (Cash, cash to a new loan)

ZONING/YEAR BUILT: LA-RA – 1940/1942*

DETAILS: Each parcel has one (1) electrical meter. Each structure has their own gas meter.

COMMENTS: This sale offers an excellent opportunity for the Investor/Developer to purchase in prime Reseda. Major upside potential for this property. Buyer to verify all construction & zoning issues. Owner may sell lots separately.

FOR MORE INFORMATION, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

(818) 343-3000

* Buyer to verify all information

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

18320 & 18328 ARMINTA STREET, RESEDA, CA 91335

2102 16
SCALE 1" = 100'

PARCEL MAP
P.M. 280-12-13
2007

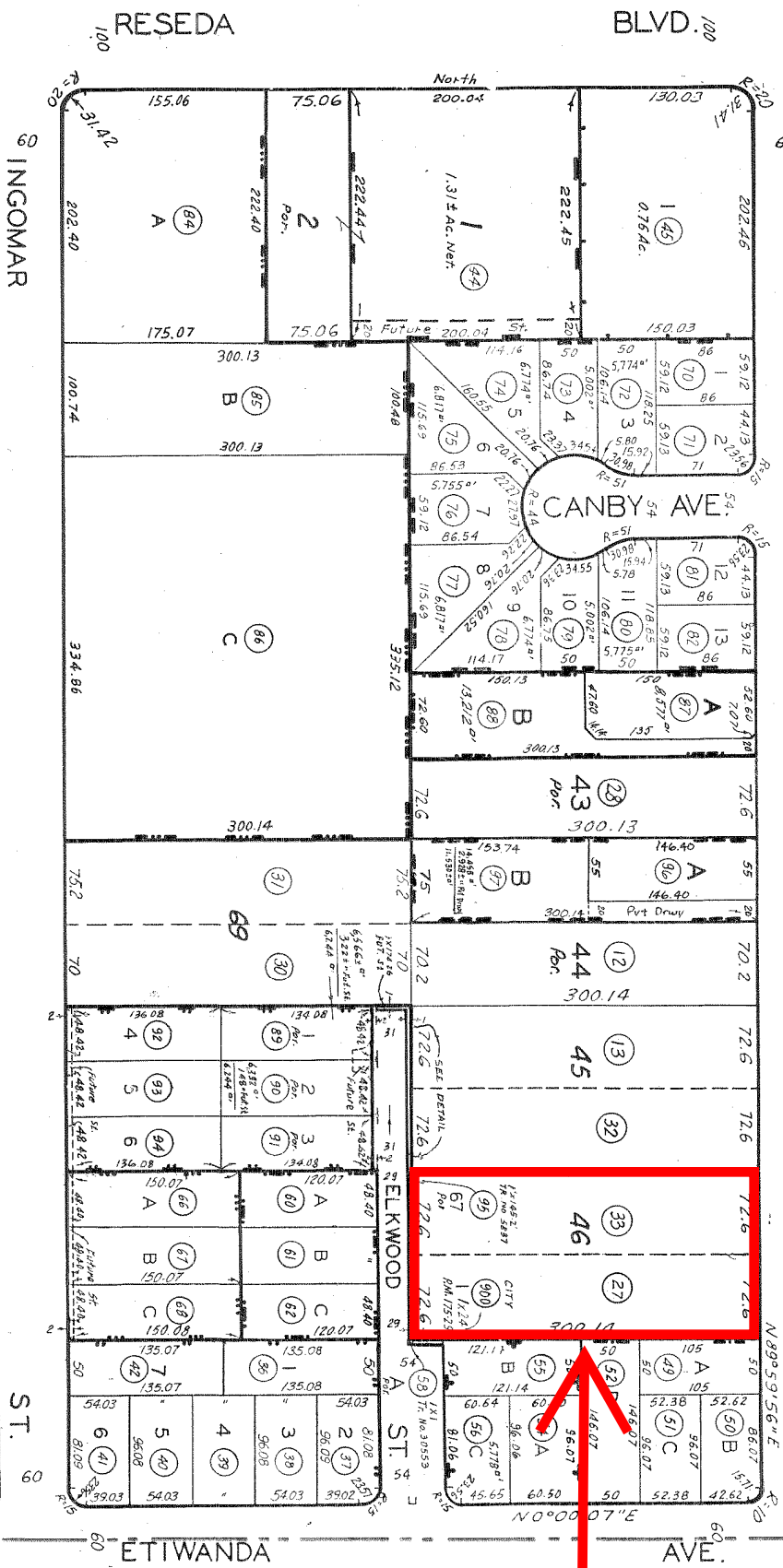
PARCEL MAP
P.M. 343-45-46
PARCEL MAP
P.M. 192-14-15

TRACT NO. 61583
M.B. 1314-22-23
PARCEL MAP
P.M. 252-78-79

TRACT NO. 46060
M.B. 1193-83-84
PARCEL MAP
P.M. 312-70-71

926720001001-02
926720001002-02
926720001003-02
926720001004-02
926720001005-02
950208

REVISED
8-24-52
4-21-62
9-3-64
670731505
690619004
700216106
710811250
710811250
79080546
8002020035
85031705.86
870123086-97



TRACT NO. 29031 TRACT NO. 5837 TRACT NO. 30553 PARCEL MAP
M.B. 724-32-33 M.B. 115-36-37 M.B. 786-75-76 P.M. 175-29

TRACT NO. 33141 PARCEL MAP
M.B. 880-34-35 P.M. 122-64

CODE 8852
FOR PREV. ASSMT. SEE: 1777-16

