

PRIME RESEDA DUPLEX & LAND FOR SALE (CURRENTLY TWO (2) RENTAL HOMES) **\$950,000.00**

21,900* +/- SQUARE FEET OF LAND



18320 ARMINTA STREET, RESEDA, CA 91335

FOR MORE INFORMATION, PLEASE CONTACT:

Richard L. Paley

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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.

DUPLEX PROPERTY “STREET TO STREET” LAND FOR SALE

LOCATION: 18320 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)

18320 ½ Arminta - Rear House** – Vacant
Two (2) bedroom, two (2) bath unit

LOT SIZE: 21,900* +/- square feet of land

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

PRICE & TERMS: \$950,000.00 (Cash, cash to a new loan)

ZONING/YEAR BUILT: LA-RA – 1942*

DETAILS: Property 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.

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** Rear Unit is not Permitted

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18320 ARMINTA STREET, RESEDA, CA 91335

2102 16
SCALE 1" = 100'

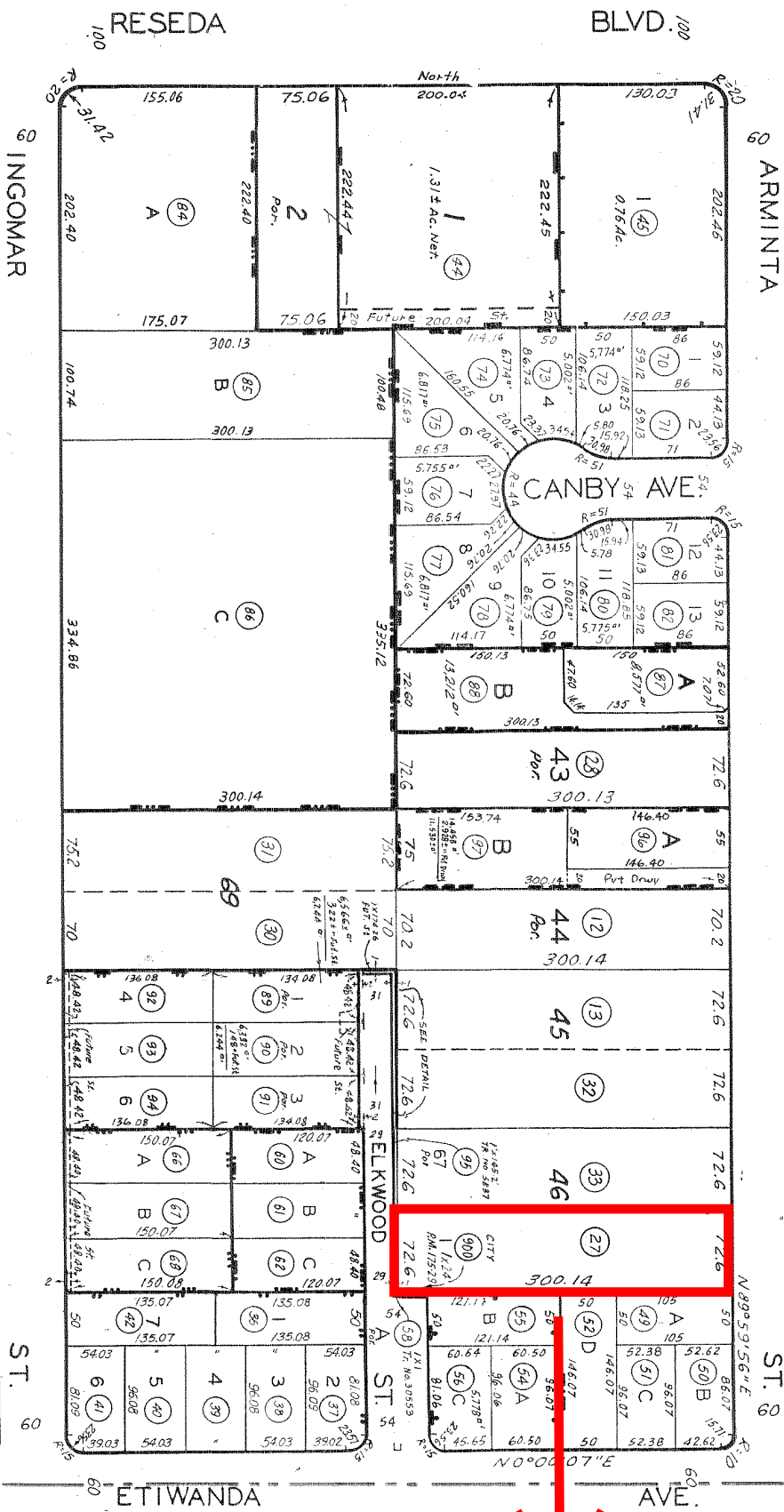
PARCEL MAP
P.M. 280-12-13
2007

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

1-26-65
TRV/SCC
8-24-52
4-21-64
9-3-64
670731505
690619004
700212106
710811220
710811220
79081546
82022201-35
85031705-86
870123806-97



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

TRACT NO. 29031
M.B. 724-32-33

TRACT NO. 5837
M.B. 115-36-37

TRACT NO. 30553
M.B. 786-75-76

TRACT NO. 33141
M.B. 880-34-35

PARCEL MAP
P.M. 122-64

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

