

## FOR SALE OR LEASE

### PRIME NOHO "CORNER" PROPERTY

5,443 +/- Sq. Ft. of Building on 5,998 +/- Sq. Ft. of Land

**FOR SALE @ \$1,795,000.00**

**FOR LEASE @ \$1.50, per square foot NNN**



**5126 Lankershim Boulevard, North Hollywood, Ca 91601**  
(SEC of Hartsook Street & Lankershim Blvd.)

\*MAIN STREET LOCATION  
\*BUILDING SIGNAGE AVAILABLE  
\*2<sup>ND</sup> FLOOR BALCONY  
\*SPACE AVAILABLE FOR OWNER-USER

\*GREAT FREEWAY ACCESS  
\*FREE PARKING  
\*MANY AMENITIES WITHIN WALKING  
DISTANCE

**FOR MORE INFORMATION CONTACT:**  
**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.*

## PRIME CORNER COMMERCIAL/RETAIL BUILDING FOR SALE OR LEASE

<b>LOCATION:</b>	5126 Lankershim Boulevard North Hollywood, Ca 91601 (SEC of Hartsook & Lankershim)
<b>SIZE:</b>	5,443 +/- square feet
<b>LAND:</b>	5,998 +/- square feet
<b>TENANCY:</b>	Prior Use – Health Club/Gym Property to be sold vacant
<b>SALES PRICE:</b>	\$1,795,000.00
<b>LEASE PRICE:</b>	\$1.50 per square foot, NNN
<b>TERMS:</b>	Cash, cash to a new loan or seller may consider financing
<b>SIGNAGE:</b>	Excellent on building as well as an existing Marquis sign which is highly visible in both directions.
<b>ZONING &amp; USE:</b>	LA-C4 / 6530 Use Code Gym/Health Spa
<b>APN:</b>	2353-007-015
<b>COMMENTS:</b>	The ideal Owner-User or Investor building is in prime North Hollywood (No-Ho District). Many Entertainment related businesses in the immediate area.

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