

## PRIME "NORTH HOLLYWOOD" CORNER OFFICE / RETAIL PROPERTY

### FOR SALE

### \$2,850,000.00

5,394\* +/- SQ. FT. OF BUILDING ON 6,021\* +/- SQ. FT. OF LAND



**5000 LANKERSHIM BOULEVARD, NORTH HOLLYWOOD, CA 91601**

**FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:**

**Richard L. Paley**

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DRE: 02073925

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DRE: 02074047

**(818) 343-3000**

\* Buyer to Verify

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

## “PRIME” NORTH HOLLYWOOD OFFICE - RETAIL BUILDING FOR SALE

<b>LOCATION:</b>	5000 Lankershim Boulevard North Hollywood, Ca 91601 (NEC of Lankershim & Morrison Street)
<b>TENANCY:</b>	Property will be delivered Vacant
<b>BLDG. &amp; LOT SIZE:</b>	5,394 +/- square feet of building* 6,021 +/- square feet of land*
<b>A.P.N. #:</b>	2353-009-015
<b>CURRENT USE:</b>	Office/Creative Space
<b>PARKING:</b>	Two (2) Spaces (Ample Street Parking Available)
<b>PRICE &amp; TERMS:</b>	\$2,850,000.00 (Cash, cash to a new loan)
<b>ZONING/YEAR BUILT:</b>	LA-C4* - 1940*
<b>SIGNAGE:</b>	Corner Property with Excellent Visibility & Signage
<b>COMMENTS:</b>	*Excellent Street Parking *Enterprise Zone *Three (3) Restrooms *Close access to Metro Transit Hub *Excellent Access to 101, 170 & 5 Freeways *New Roof installed

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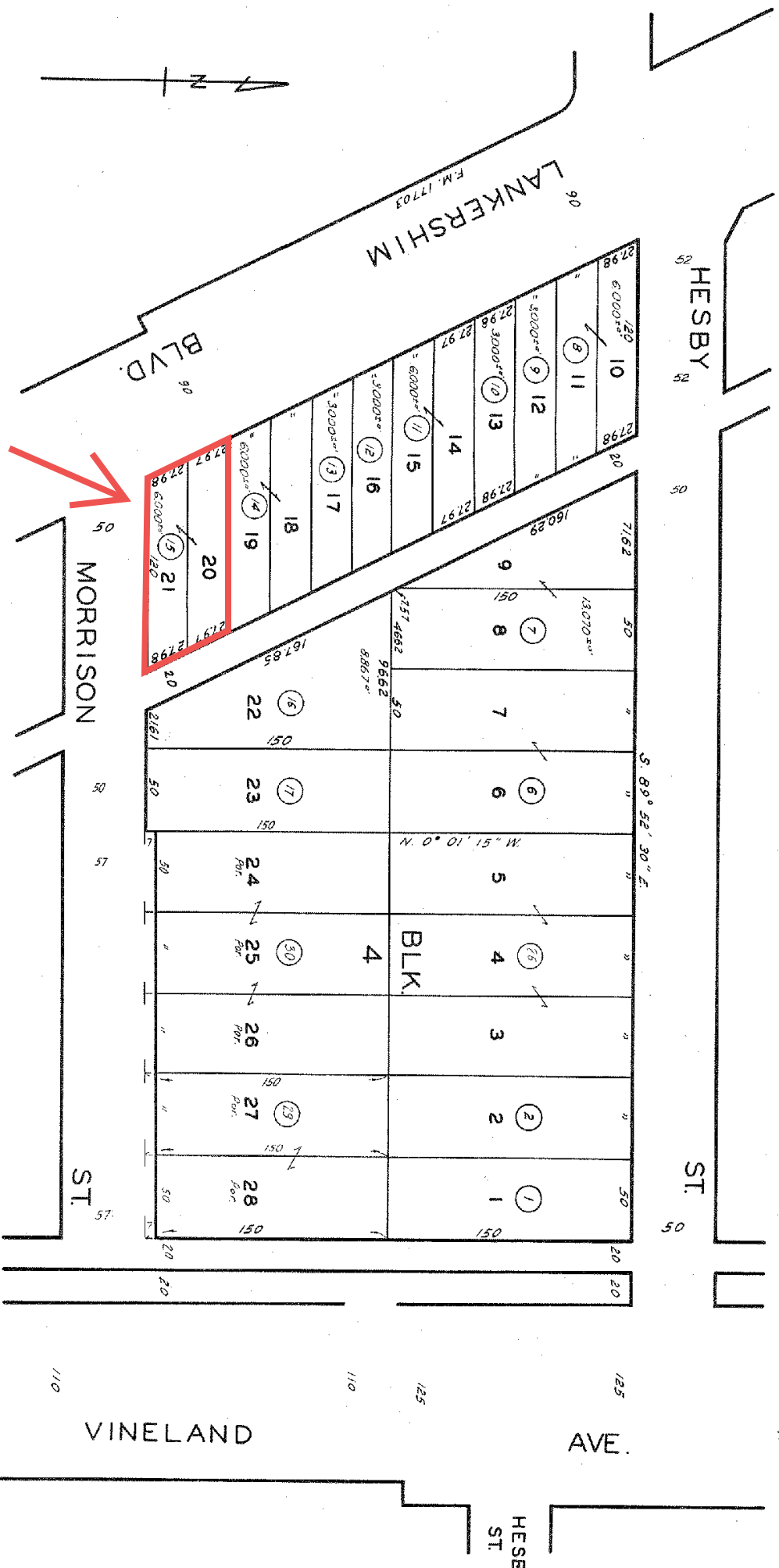
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5000 Lankershim Blvd, North Hollywood, Ca 91601

FOR PREV. ASSM'T. SEE: 663 - 32

CODE  
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SITE

HARTSOOK TRACT  
 M.B. 56-74