

NORTHRIDGE OFFICE BUILDING FOR SALE

18,228+/- Sq. Ft. of Bldg. on 33,537+/- Sq. Ft. of Land
FOR SALE @ \$3,650,000.00



16933 PARTHENIA STREET, NORTHRIDGE, CA 91343

- *MAIN STREET LOCATION
- *BUILDING SIGNAGE AVAILABLE
- *2ND FLOOR BALCONY
- *SPACE AVAILABLE FOR OWNER-USER
- *GREAT FREEWAY ACCESS
- *FREE PARKING
- *MANY AMENITIES WITHIN WALKING DISTANCE

**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.

FREESTANDING OFFICE BUILDING FOR SALE

LOCATION:	16933 Parthenia Street Northridge, CA 91343
SIZE:	18,226 +/- square feet (2 floors)
LAND:	33,537 +/- square feet
TENANCY:	See attached rent roll
SALES PRICE:	\$3,650,000.00
TERMS:	Cash, cash to a new loan
SIGNAGE:	Excellent on building as well as an existing pole sign which is available for an owner-user!
PARKING:	51 parking spaces (3 to 1 ratio)
COMMENTS:	The ideal Owner-User or Investor building has been recently upgraded. Flexibility in the tenancy makes this a deal that can work for anyone.

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