

**PRIME "NEWHALL/SANTA CLARITA"
TWO (2) BAY AUTOMOTIVE REPAIR PROPERTY
FOR SALE
\$1,100,000.00**

3,133* +/- SQ. FT. OF BUILDING ON 5,929* +/- SQ. FT. OF LAND



**Price
Reduced!!!**

**Price
Reduced!!!**



24355 RAILROAD AVENUE, NEWHALL, CA 91321

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

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DRE: 00966353

Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

*** Buyer to Verify**

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

“PRIME” NEWHALL/SANTA CLARITA TWO (2) BAY AUTOMOTIVE REPAIR PROPERTY FOR SALE

LOCATION:	24355 Railroad Avenue Newhall, Ca 91321 (Just off the SEC of Railroad Avenue & 8 th Street)
TENANCY:	Current Rent \$4,200.00 MG - Lease Ends June 30, 2024
BLDG. & LOT SIZE:	3,133 +/- square feet of building* 5,929 +/- square feet of land*
A.P.N. #:	2831-010-046
CURRENT USE:	Muffler & Fabrication Shop
PARKING:	Ten (10) spaces. Six (6) in front, Four (4) in rear
PRICE & TERMS:	\$1,100,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	SC/SP - 1984*
SIGNAGE:	Excellent Street Visibility & Signage on main street
COMMENTS:	*Efficient Layout with Two (2) Bays, Office, Waiting room, Multiple Work Areas & Storage *Access to both front and rear of shop (Alley in rear) *Excellent Access & visibility on Railroad Avenue *Great Owner-User Property

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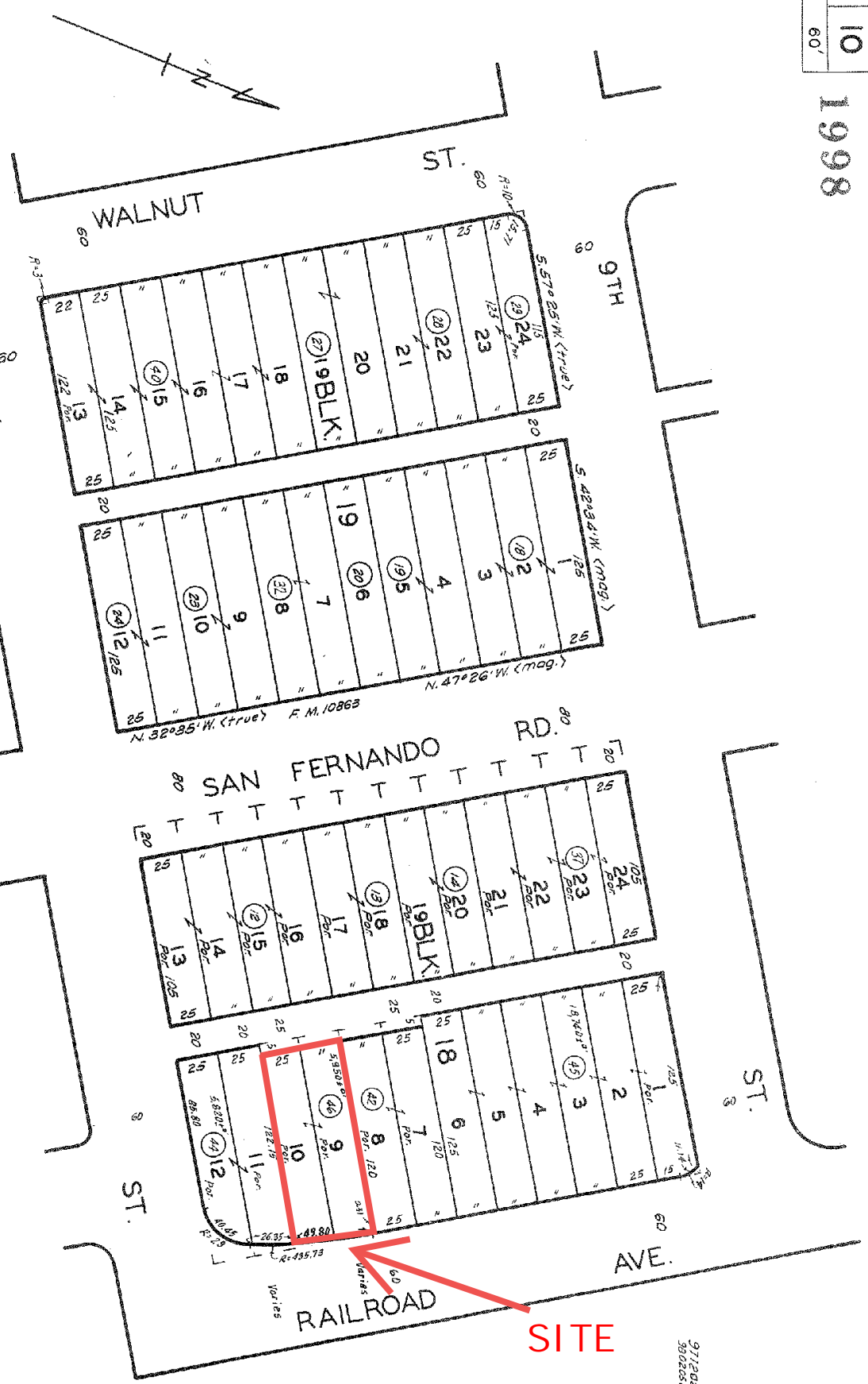
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1998

CODE
9382

FOR PREV. ASSKMT. SEE: 377-10 & 11

TOWN OF NEWHALL
M.R. 53-21-22



371202 04 01 001-B1
3022807500001-81

413/65
670330
69031/210
740281
740281
62027605-85
62027605-87
670402807-87
680828-88
680575-88
552328
360201
371011

REVISED
7-6-64

24355 Railroad Ave, Santa Clarita, CA 91321