

PRIME “NEWHALL/SANTA CLARITA” TWO (2) BAY AUTOMOTIVE REPAIR PROPERTY FOR SALE \$1,195,000.00

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



24355 RAILROAD AVENUE, NEWHALL, CA 91321

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

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Benjamin L. Paley

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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:	\$1,195,000.00 (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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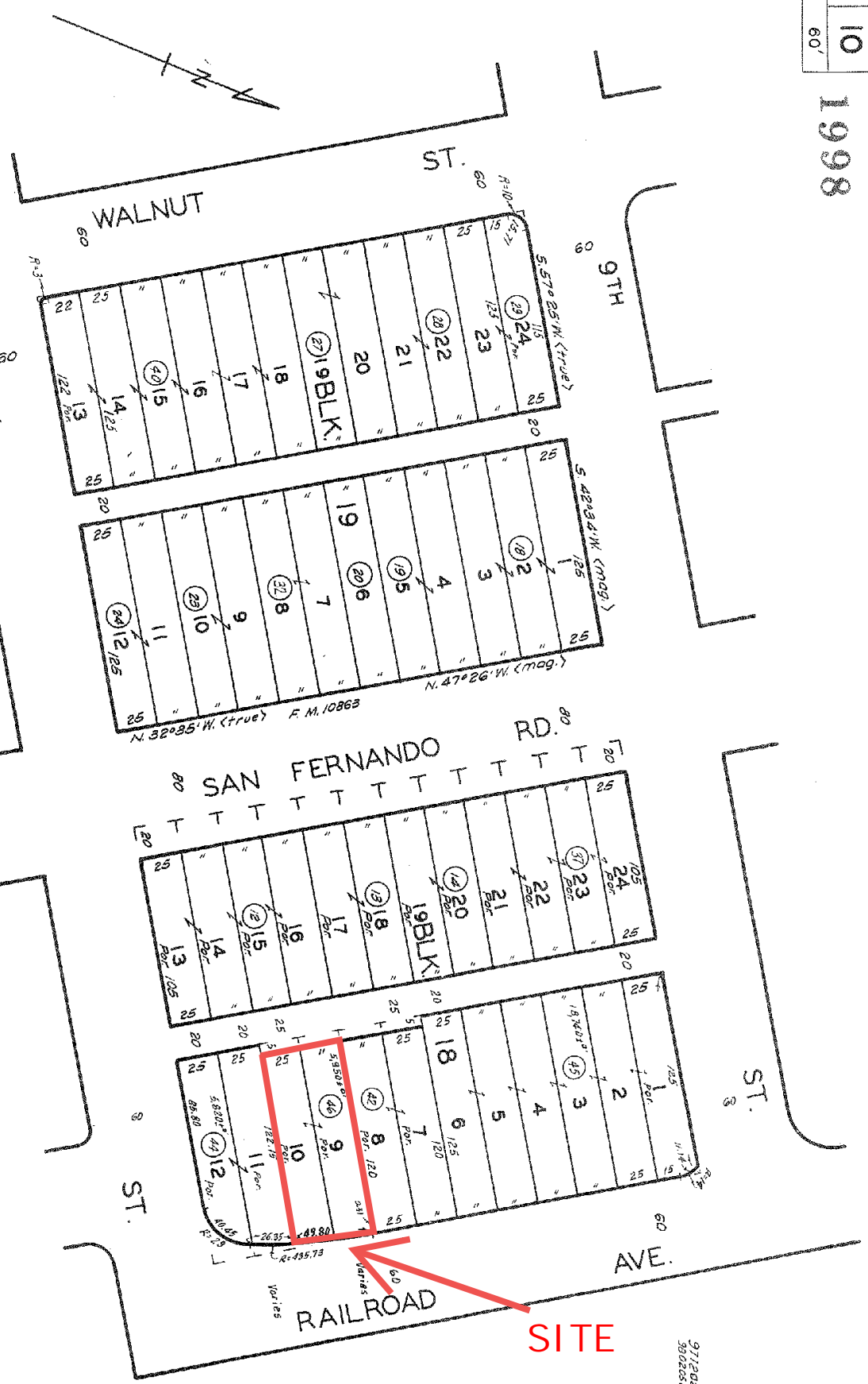
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1998

CODE
9382

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

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



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

413/65
670330
69031/210
740281
5402076/05-85
82,072,916-87
870402807-87
880828-88
870575-88
552328
360201
371011
371202 44 401001-B1
3022807500001-81

REVISED
7-6-64

24355 Railroad Ave, Santa Clarita, CA 91321