

**RETAIL/OFFICE BUILDING  
“OWNER-USER/INVESTOR”  
FOR SALE  
\$3,000,000.00**

6,685\* +/- SQ. FT. OF BUILDING ON 7,005\* +/- SQ. FT. OF LAND



**PRIVATE REAR PARKING LOT!!!**



**Transit Priority Area!!!**

**7118-22 RESEDA BOULEVARD, RESEDA, CA 91335**

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

**Howard Bass**

[Howard@paleycommercial.com](mailto:Howard@paleycommercial.com)

DRE : 00940993

**(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.*

## **RETAIL/OFFICE BUILDING “OWNER-USER/INVESTOR” FOR SALE**

<b>LOCATION:</b>	7118-22 Reseda Boulevard Reseda, Ca 91335 (Between Sherman Way and Vanowen Street)
<b>TENANCY:</b>	See attached rent roll
<b>BLDG. &amp; LOT SIZE:</b>	6,685* +/- sq. ft. of building 7,005* +/- sq. ft. of land
<b>A.P.N. #:</b>	2125-001-018
<b>PRICE &amp; TERMS:</b>	\$3,000,000.00 (Cash, cash to a new loan)
<b>ZONING/YEAR BUILT:</b>	LA-C2* - 1931*
<b>PARKING:</b>	Ten (10) parking spots onsite in rear lot in addition to ample street parking/city parking lot.
<b>SIGNAGE:</b>	Excellent visibility along with individual tenant signage to purchase
<b>COMMENTS:</b>	This sale offers an owner-user/investor opportunity to purchase a well-located retail/commercial property with tremendous upside potential on busy Reseda Boulevard!!!

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## **7118-22 Reseda Boulevard, Reseda, CA**

<u>Tenant</u>	<u>Rent</u>	<u>Size</u>	<u>Rent PSF</u>	<u>Lease Exp Date</u>
7118 – Retail Store	\$4,000.00	3,900'	\$1.02 mg**	Month to Month
2nd Floor – Vacant*	\$4,177.50**	2,785'	\$1.50 mg	Vacant
#207* - General Office	<u>\$1,000.00</u>	<u>250'</u>	\$4.00 Gross	Month to Month
	\$8,177.50**	6,685'		
\$8,177.50 monthly				

\$98,130.00 annually

### Expenses:

Taxes @ \$3MM	\$37,500.00***
Insurance	\$10,372.00
Repairs & Maint	<u>\$6,000.00</u>
	\$53,872.00

Net Income: \$44,250.00\*\*

Price: \$3,000,000.00

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\*\* Projected

\*\*\* Based on 1.25%

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SCALE 1"=60'

CANBY

AVE.

2-13-65  
 4-7-65  
 B-12-58  
 3-27-58  
 10-1-58  
 2-6-59  
 3-11-59  
 3-B-61  
 680823212  
 681108503  
 681125613  
 950208  
 98040305086001-02

WAY

RESEDA

BLVD.

GAULT

ST.

CODE  
8852

FOR PREV. ASSMT. SEE: 1763-1

TRACT NO. 1000  
M.B. 19-1-34

MARIAN  
M.B. 36-29

SITE

7118-22 Reseda Boulevard, Reseda, Ca 91335

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.