

**PRIME RESEDA
SIGNALIZED CORNER PROPERTY
FOR SALE
\$995,000.00**

3,400* +/- SQ. FT. OF BUILDINGS ON 17,799* +/- SQ. FT. OF LAND



6616 RESEDA BOULEVARD, RESEDA, CA 91335

FOR MORE INFORMATION CALL:

RICHARD L. PALEY

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/COMMERCIAL/AUTOMOTIVE* PROPERTY FOR SALE

- LOCATION:** 6616 Reseda Boulevard
Reseda, Ca 91335
(NEC of Reseda Boulevard & Kittridge Street)
- BUILDINGS:** Retail Building - 2,600 +/- square feet (65 x 40)
Shop Building - 800 +/- square feet (20 x 40)
- LOT SIZE A.P.N. #:** 17,799* +/- square feet /2125-013-009
- PRICE & TERMS:** \$995,000.00 (Cash, cash to a new loan or terms acceptable to Seller)
- ZONING/YEAR BUILT:** LA-C2* - 1964*
- PARKING:** Excellent onsite in addition to ample street parking
- CURRENT USE:** Boat sales & repair business
- TENANCY:** Property to be free of tenants upon the close of escrow except for the billboard tenant. Billboard tenant pays \$14,000.00 annually with increases. Lease ends on April 30, 2013.
- COMMENTS:** This sale offers an opportunity to purchase a well located commercial/retail/automotive* property with tremendous upside potential!!!

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