

TWO (2) RESEDA RETAIL BUILDINGS FOR SALE OR LEASE

SALE: \$395,000.00 (EACH BUILDING)

LEASE: \$1.25 PSF, MG

2,660' +/- ON 5,257' +/- OF LAND* (EACH BLDG.)



18317 & 18321 SHERMAN WAY, RESEDA, CA 91335

(2 Blocks East of Reseda Boulevard)

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.

*Buyer to Verify

19507 Ventura Boulevard
Tarzana, California 91356
Tel. (818) 343-3000 • FAX (818) 343-3311
www.paleycommercial.com

**PRIME RESEDA
RETAIL BUILDINGS
FOR SALE OR LEASE**

LOCATION:	18317 & 18321 Sherman Way Reseda, Ca 91335
BUILDINGS:	Two (2) buildings of 2,660 +/- square feet each* (Buildings can be sold separately)
LAND:	5,257 +/- square feet* (each building)
TENANTS:	Buildings are to be delivered vacant
YEAR BUILT:	1953
ZONING:	LA(Q)C2/LA-P1*
APN:	18317 Sherman Way - 2119-023-003 & 018 18321 Sherman Way - 2119-023-005 & 016
PARKING:	Excellent in rear of property
SALES PRICE:	\$395,000.00 (\$148.00 per square foot) (each building)
TERMS:	Cash, cash to a new loan or terms acceptable to Seller.

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DARBY AVE. 1995

DARBY PL.

ST. 09

ETIWANDA AVE.

CANTLAY

SHERMAN

WAY

DARBY AVE.

TRACT NO. 15310

M. B. 425 - 34 - 35

TRACT NO. 18559

M. B. 457 - 24

CODE 8852

FOR PREV. ASSM'T. SEE: 1778 - 23

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.

2-6-03 6-17-58 11-5-59 950209

