

NORTH HOLLYWOOD – REDEVELOPMENT LAND

“STATE ENTERPRISE ZONE”

FOR SALE

\$3,000,000.00

2,733* +/- SQ. FT. OF BUILDINGS ON 17,929* +/- SQ. FT. OF LAND



12816 SHERMAN WAY, NORTH HOLLYWOOD, CA 91605

FOR MORE INFORMATION, PLEASE CONTACT:

Richard L. Paley

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DRE: 00966353

(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.

NORTH HOLLYWOOD PRIME REDEVELOPMENT LAND STATE ENTERPRISE ZONE FOR SALE

LOCATION:	12816 Sherman Way. North Hollywood, CA 91605 (Just East of the SEC of Sherman Way & Coldwater Canyon Ave)
BUILDING SIZES:	2,733* +/- square feet
LOT SIZE:	17,929* +/- square feet of land
A.P.N. #:	2364-006-024
PRICE & TERMS:	\$3,000,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	C2-IVL/1930*
PARKING:	Secured Lot
CURRENT USE:	Fence/Gate Business
LEASE SUMMARY:	Property will be sold vacant.
COMMENTS:	This property offers an excellent redevelopment opportunity in prime North Hollywood. The site is just off the prime corner of Coldwater Canyon. Major Shopping Center across the street along with many National Tenants in the immediate area. Retail/Automotive/Residential uses preferred by the city of Los Angeles.

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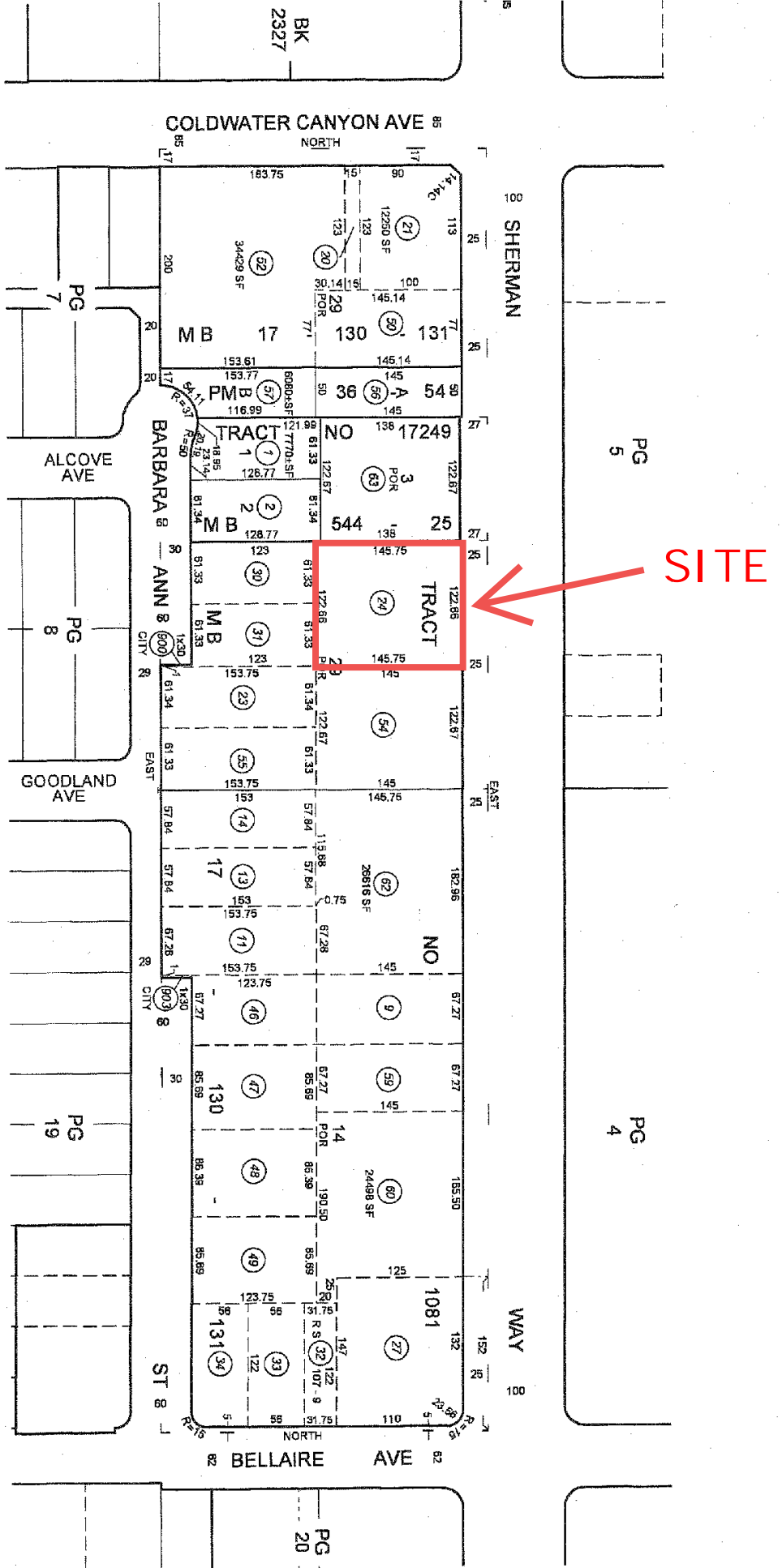
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MAPPING AND GIS SERVICES
SCALE 1" = 100'



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SHEET		SHERMAN		PG 5		PG 4	



SITE

WAY 00

PG 20