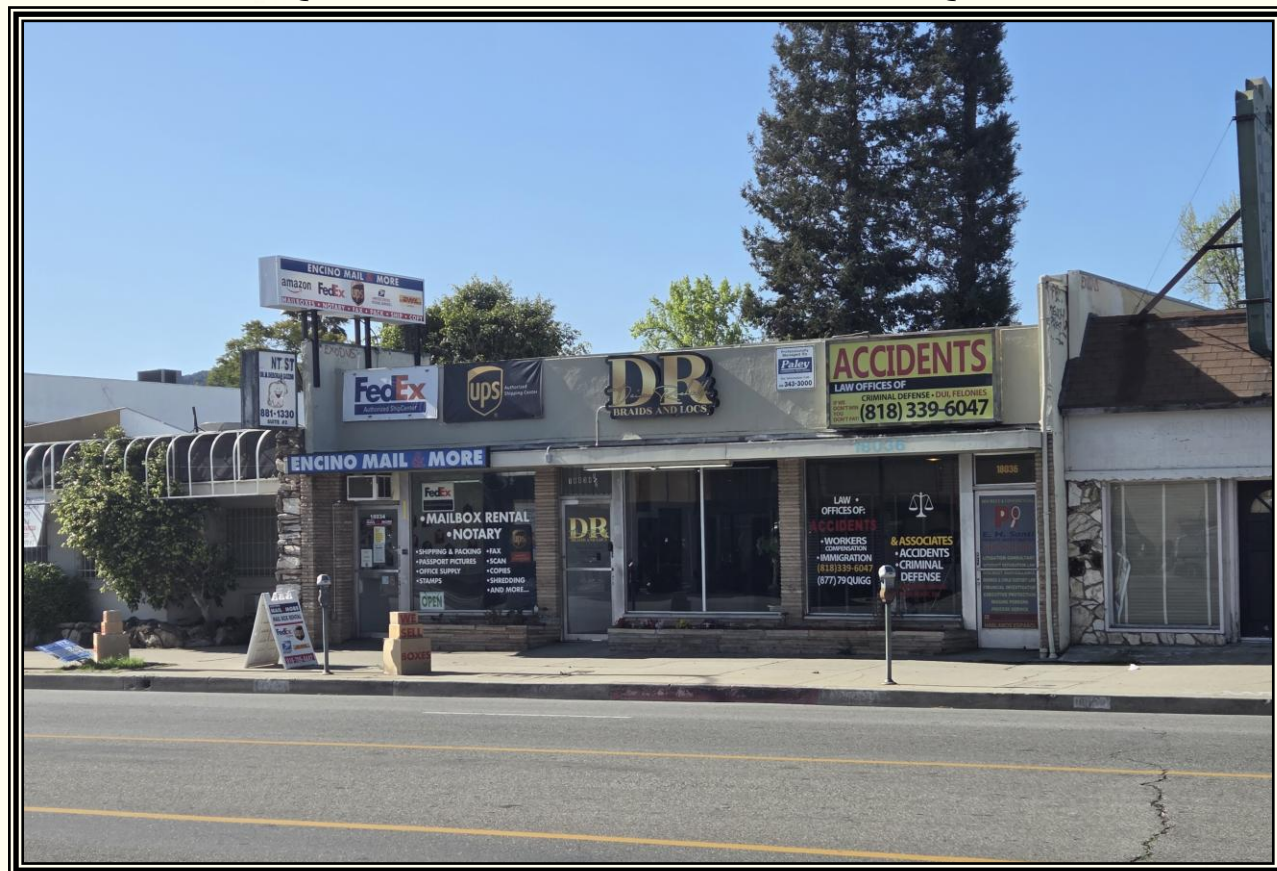


## PRIME ENCINO THREE (3) UNIT RETAIL BUILDING FOR SALE \$1,400,000.00

2,400\* +/- SQ. FT. OF BUILDING ON 4,806\* +/- SQ. FT. OF LAND



**18034-36 VENTURA BOULEVARD, ENCINO, CA 91316**

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

**Richard L. Paley**

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

DRE: 00966353

\* Buyer to Verify

**Benjamin L. Paley**

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

DRE: 02074047

The information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

## **“PRIME” ENCINO THREE (3) UNIT RETAIL BUILDING FOR SALE**

<b>LOCATION:</b>	18034-36 Ventura Boulevard Encino, Ca 91356 (Between Newcastle & Lindley Avenue)
<b>TENANCY:</b>	See attached rent roll
<b>BLDG. &amp; LOT SIZE:</b>	2,400* +/- sq. ft. of building on 4,806* +/- sq. ft. of land
<b>A.P.N. #:</b>	2181-001-008
<b>PRICE &amp; TERMS:</b>	\$1,400,000.00 (Cash, cash to a new loan)
<b>ZONING/YEAR BUILT:</b>	LA-C4-1VL* - 1955*
<b>PARKING:</b>	Eight (8) parking spots onsite in rear lot in addition to ample street parking available (Tandem parking)*
<b>SIGNAGE:</b>	Excellent existing signage
<b>COMMENTS:</b>	This sale offers a rare opportunity to purchase a versatile retail property on prime Ventura Boulevard!!! Investor or Owner-User opportunity as one lease is on a month to month basis.

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18034-36 Ventura Blvd, Encino, CA 91316

<u>Unit #</u>	<u>Tenant</u>	<u>SqFt</u>	<u>Rent</u>	<u>Rent PSF</u>	<u>Term</u>
18034	Mail Box	800'	\$2,300.00	\$2.86	3/31/2026*
18034 ½	Salon	800'	\$2,375.00	\$2.97	10/31/2027*
18036	Law Office	<u>800'</u> 2,400'**	<u>\$2,200.00</u> \$6,875.00	\$2.75	Mo-Mo*

\$6,875.00 monthly

\$82,500.00 annually

Expenses:

Taxes @ \$1.4mil      \$17,500.00

Insurance              \$1,608.00  
\$19,108.00

Net Income:    \$63,392.00 @ 4.5% cap rate

Price:            \$1,400,000.00

\*No options on any Leases

\*\* Buyer to Verify

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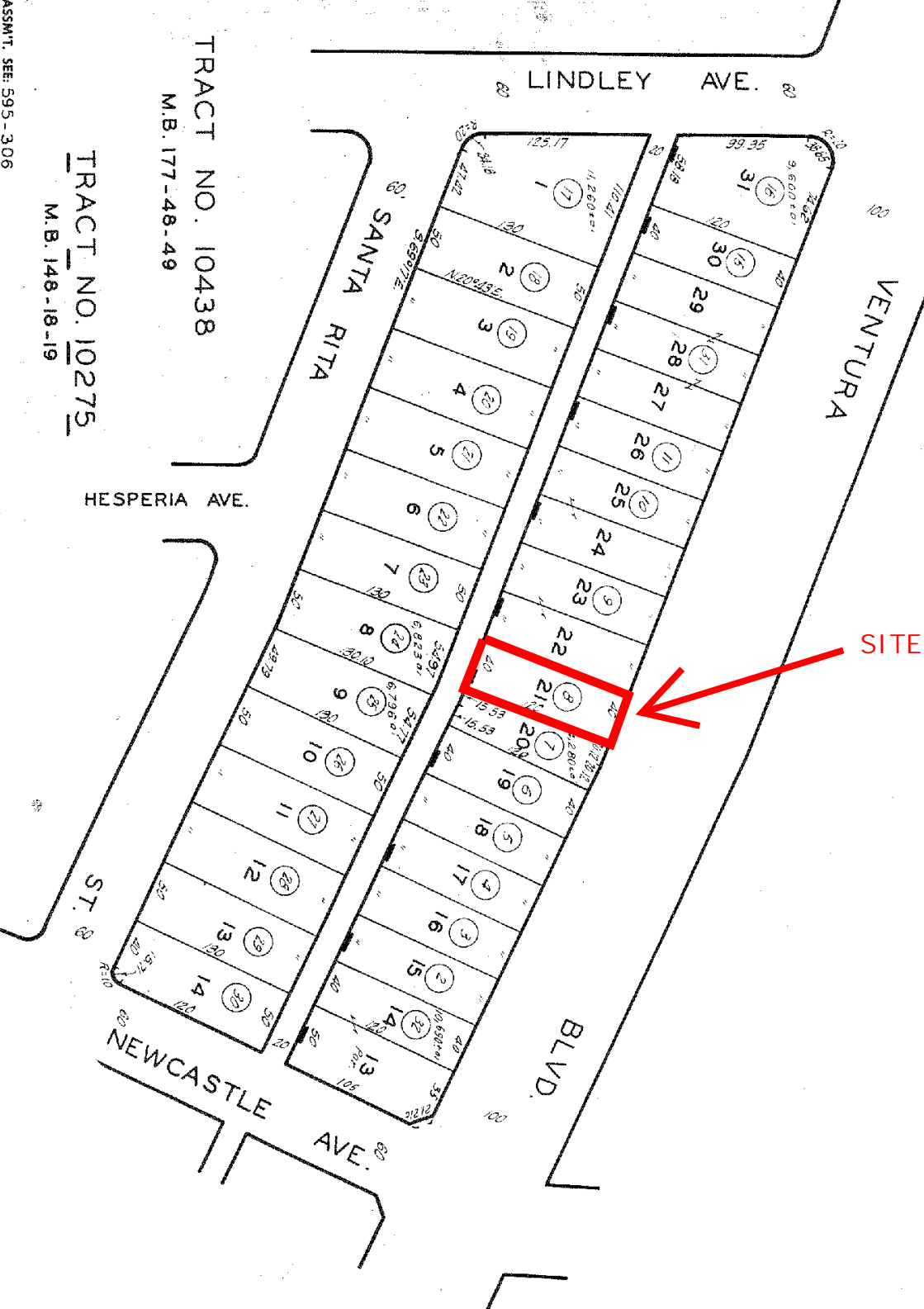
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FOR PREV. ASSMT. SEE 595-306

CODE 37



18034-36 Ventura Boulevard, Encino, Ca 91316