

VAN NUYS "TWO-TENANT" RETAIL PROPERTY FOR SALE \$3,000,000.00

6,000* +/- SQ. FT. OF BUILDING ON 8,007* +/- SQ. FT. OF LAND



State Enterprise Zone!!!

Transit Priority Area!!!



6425-27 VAN NUYS BOULEVARD, VAN NUYS, CA 91401

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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DRE: 02074047

Alex S. Paley

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(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.

"PRIME" VAN NUYS TWO (2) UNIT RETAIL BUILDING FOR SALE

LOCATION:	6425-27 Van Nuys Boulevard Van Nuys, Ca 91401 (Just off the SWC of Van Nuys Blvd. & Gilmore St.)
TENANCY:	See attached rent roll
BLDG. & LOT SIZE:	6,000* +/- sq. ft. of building 8,007* +/- sq. ft. of land
A.P.N. #:	2236-023-002
PRICE & TERMS:	\$3,000,000.00 (Cash, cash to a new loan)
ZONING/YEAR BUILT:	LA-C2* - 1929*
PARKING:	Eight (8) parking spots onsite in rear lot in addition to ample street parking available
SIGNAGE:	Excellent visibility along with individual tenant signage
COMMENTS:	This sale offers an opportunity to purchase a well-located property in "PRIME" Van Nuys. Just down the street from the Civic Center in Downtown Van Nuys. Tremendous upside for the astute investor or Owner-User!!

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6425-27 Van Nuys Blvd, Van Nuys, CA

<u>Tenant</u>	<u>Rent</u>	<u>Size</u>	<u>Rent PSF</u>	<u>Lease Exp Date</u>
6425 (front) – Vacant	\$4,500.00**	1,500'	\$3.00 mg**	Vacant
6425 (rear) – Church	\$3,000.00	1,500'	\$2.00 mg	month to month
6427 (front) – Barbershop	\$4,500.00	2,500'	\$2.25 mg	month to month
6427 (rear) – Office	<u>\$1,500.00</u>	<u>500'</u>	\$3.00 mg	month to month
	\$13,500.00	6,000'*		

\$13,500.00 monthly

\$162,000.00 annually

Expenses:

Taxes @ \$3MM	\$37,500.00***
Insurance	\$14,000.00
Repairs & Maint	<u>\$2,500.00</u>
	\$54,000.00

Current Net Income: \$108,000.00

Price: \$3,000,000.00

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** Projected

*** Based on 1.25%

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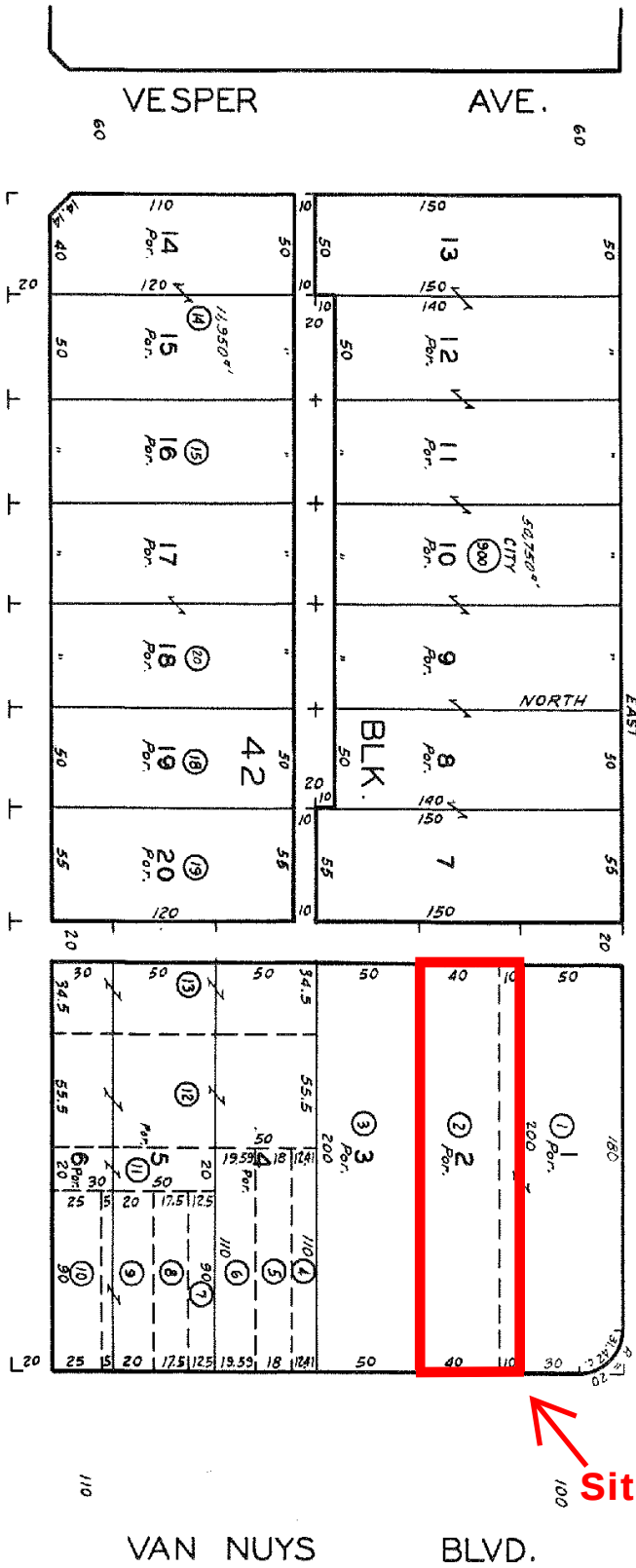
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13

FOR PREV. ASSMT. SEE: 234 - 207

TRACT NO. 1200
M.B. 19 - 35

VICTORY

BLVD.



APN: 2236-023-002

6245-27 Van Nuys Boulevard, Van Nuys, CA 91401