

## VAN NUYS "TWO-TENANT" RETAIL PROPERTY FOR SALE \$850,000.00

2,760\* +/- SQ. FT. OF BUILDING ON 3,345\* +/- SQ. FT. OF LAND



6411-13 VAN NUYS BOULEVARD, VAN NUYS, CA 91401

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

**Richard L. Paley**

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

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.*

## “PRIME” VAN NUYS TWO (2) UNIT RETAIL BUILDING FOR SALE

<b>LOCATION:</b>	6411-13 Van Nuys Boulevard Van Nuys, Ca 91401 (Just off the NWC of Van Nuys Blvd. & Victory Blvd.)
<b>TENANCY:</b>	See attached rent roll
<b>BLDG. &amp; LOT SIZE:</b>	2,760* +/- square feet of building on 3,345* +/- square feet of land (2 parcels)
<b>A.P.N. #:</b>	2236-023-004 & 005
<b>PRICE &amp; TERMS:</b>	\$850,000.00 (Cash, cash to a new loan)
<b>ZONING/YEAR BUILT:</b>	LA-C2 – 1L* - 1926*
<b>SIGNAGE:</b>	Excellent visibility along with individual tenant signage
<b>COMMENTS:</b>	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!!

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

**Richard L. Paley**

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

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.

## 6411-13 Van Nuys Blvd, Van Nuys, CA

<u>Tenant</u>	<u>Rent</u>	<u>Size</u>	<u>Rent PSF</u>	<u>Lease Exp Date</u>
6411 – Mirna’s Bridal	\$3,000.00*	1,800’	\$1.67*	month to month
6413 – Mercy’s Fashion	\$1,700.00*	960’	\$1.77*	month to month
	\$4,700.00	2,760’**		

\$4,700.00 monthly

\$56,400.00 annually

### Expenses:

Taxes @\$850k	\$10,625.00
Insurance	\$2,500.00
Repairs & Maint	<u>\$2,000.00</u>
	\$15,125.00

Net Income: \$41,275.00 @ 4.9% cap rate\*

Price: \$850,000.00

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

**Richard L. Paley**

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

DRE: 00966353

(818) 343-3000

\*Market rents are in the \$2.00 NNN range. At \$2.00 NNN the cap rate is 7.8%.

\*\*Buyer to Verify

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

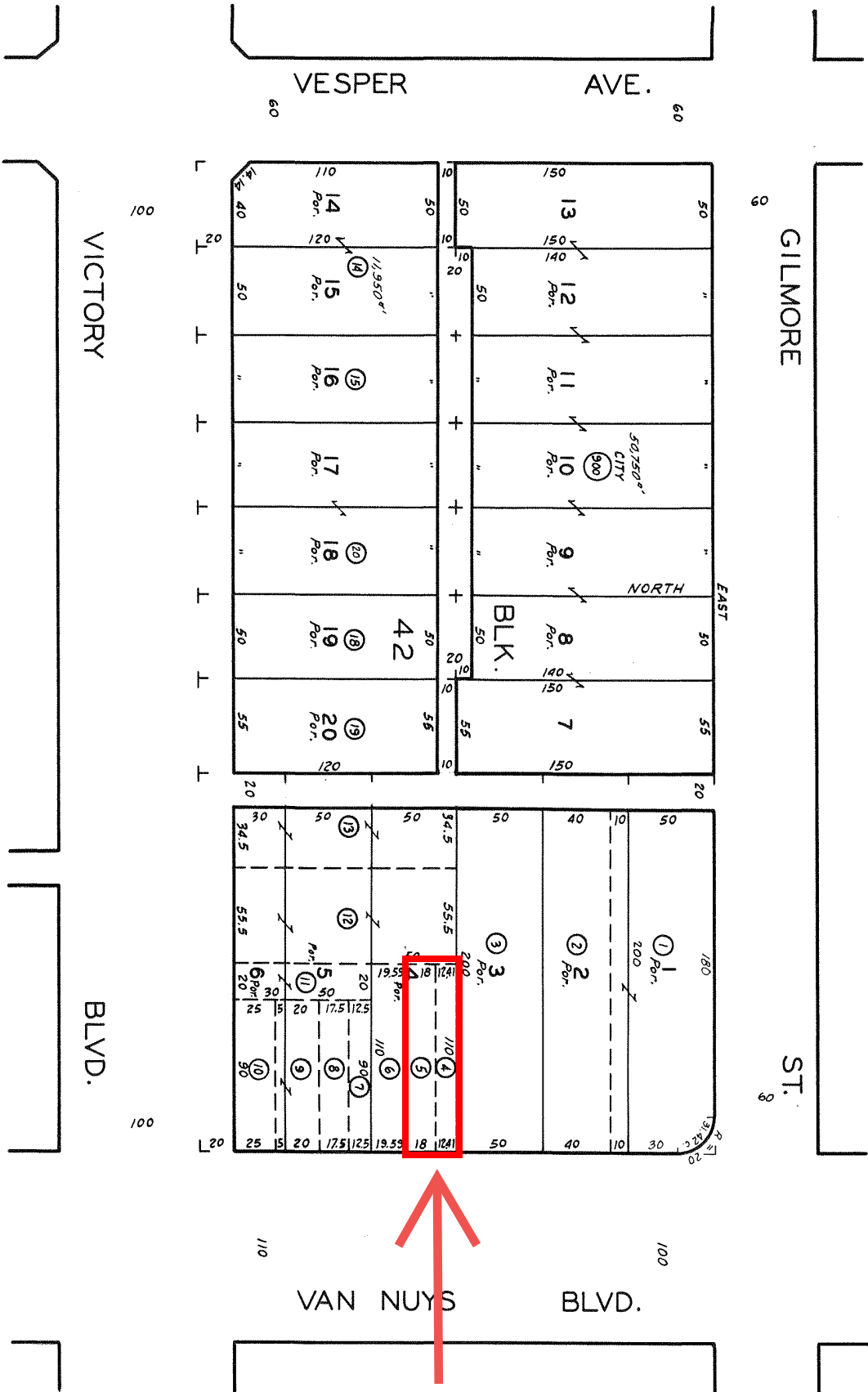
6411-13 VAN NUYS BOULEVARD, VAN NUYS, CA 91401

2236 | 23  
SCALE 1" = 60'

CODE  
13



FOR PREV. ASSM'T. SEE: 234 - 207



TRACT NO. 1200  
M.B. 19 - 35

VICTORY

BLVD.

VESPER AVE.

GILMORE

ST.

VAN NUYS BLVD.

**SITE**