



3709 WEST VERDUGO AVENUE/600 N. SCREENLAND AVE.

BURBANK, CA 91505

MULTIFAMILY PROPERTY FOR SALE



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OFFERING SUMMARY

Sale Price:	\$3,900,000
Gross Annual Income (Effective 9/1/26):	\$256,884
Annual Laundry Income	\$2,400
Building Size:	9,677 SF as per assessor
Lot Size:	13,592 SF
Price / SF:	\$403.02

PROPERTY OVERVIEW

Palm Court, Burbank media Apartments close to all major Burbank Studios and one block from the newly built Warner Brothers new back lot Studios. Palm Court has 6 two bedroom one bath units and for one bedroom one bath units 10 separate garages are at the rear of the property access from the alley. Units feature spacious, living areas, hardwood floors, modern appliances, and separately metered for gas and electric. A generous landscape interior courtyard with on-site laundry are integrated in the 10 garages which are accessed from two public alleys. Great operational history, the property is close to shopping in public transportation and enjoys easy access to great Burbank schools, parks and city amenities. **Check Local/State Ordinances for converting detached garages to ADU's and Junior ADU's for increased income.**

PROPERTY HIGHLIGHTS

- Prime location in the Burbank area
- 10 Individual Garage Units (Conversion to ADU's is possible)
- All appliances included
- washers/dryers owned by Seller
- Close proximity to essential amenities and transportation

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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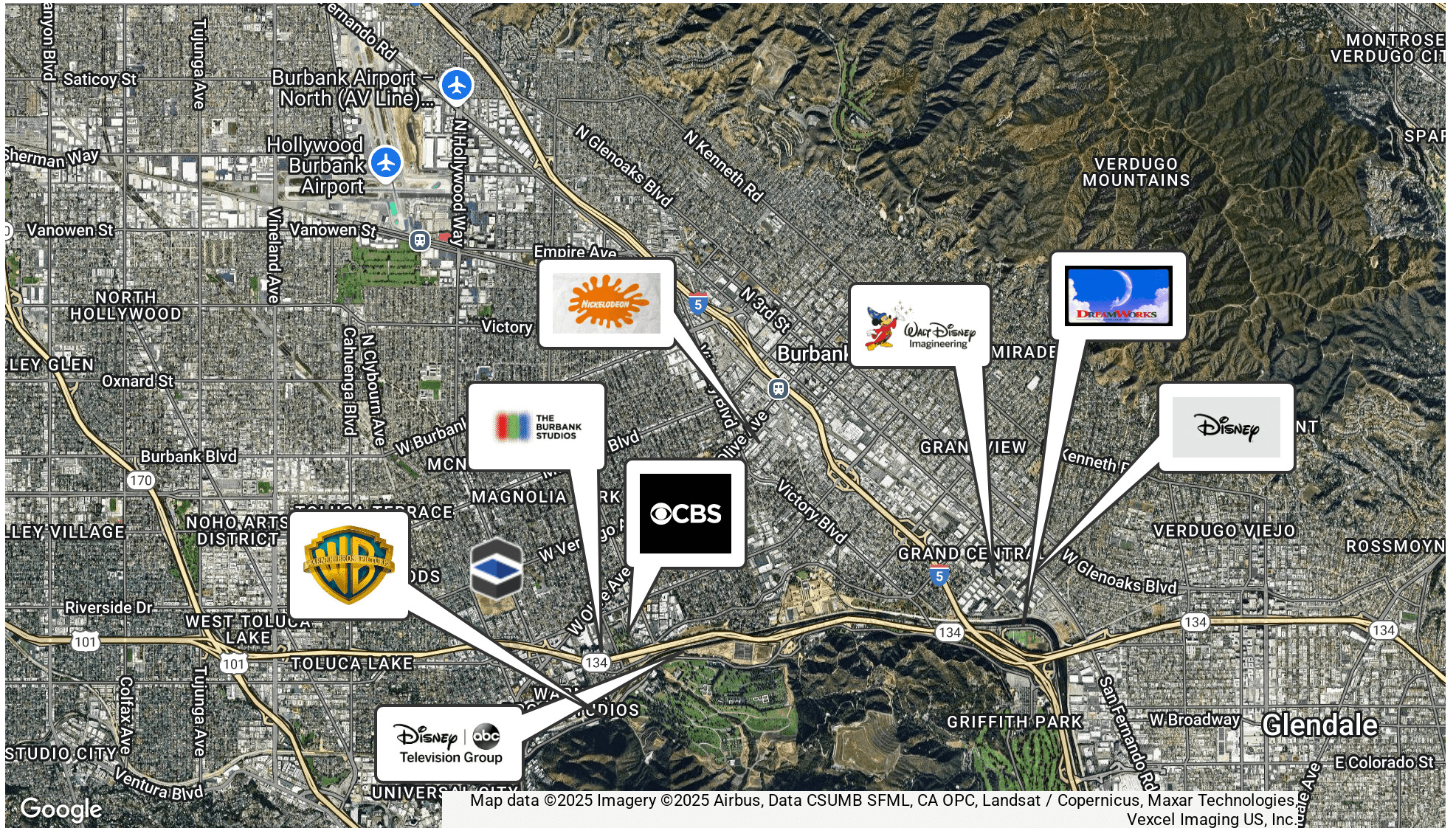
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