

“PRIME” NORTH HOLLYWOOD RETAIL/OFFICE/COMMERCIAL BUILDING FOR SALE \$999,000.00

2,660* +/- SQ. FT. OF BUILDING ON 5,000* +/- SQ. FT. OF LAND



Burbank Adjacent!!!

Owner-User!!!



10434 BURBANK BOULEVARD, NORTH HOLLYWOOD, CA 91601

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

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DRE: 00966353

* Buyer to Verify

Alex S. Paley

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DRE: 02073925

Benjamin L. Paley

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



“PRIME” NORTH HOLLYWOOD RETAIL/OFFICE/COMMERCIAL BUILDING FOR SALE

LOCATION: 10434 Burbank Boulevard
North Hollywood, Ca 91601
(Just West of N. Clybourn Avenue)

TENANCY/CURRENT USE: Property will be delivered Vacant / Lighting Business

BLDG. & LOT SIZE: 2,660* +/- sq. ft. of Buildings
1,250* +/- sq. ft. of Ground Floor Area
1,050* +/- sq. ft. of 2nd Floor
360* +/- sq. ft. of Detached Storage/Garage
5,000* +/- sq. ft. of Lot

A.P.N. #: 2417-009-004* & 2417-009-003*

PRICE & TERMS: \$999,000.00 (Cash, cash to a new loan)

ZONING/YEAR BUILT: LA-C2/1955*

PARKING: Six (6)* Parking spaces in lot along with additional room for storage in lot

COMMENTS: This property offers a rare opportunity for an owner-user to acquire a highly visible Burbank Boulevard location, adjacent to the City of Burbank. The property is currently occupied by a lighting business and features second-floor space with additional offices, a restroom, storage, and a kitchen. Additional highlights include excellent street visibility, prominent signage, and a double-sided billboard located on the property. A must-see opportunity!

BILLBOARD INCOME: Income generated by an on-site Billboard, currently producing \$75.00 per month (\$900.00 annually).

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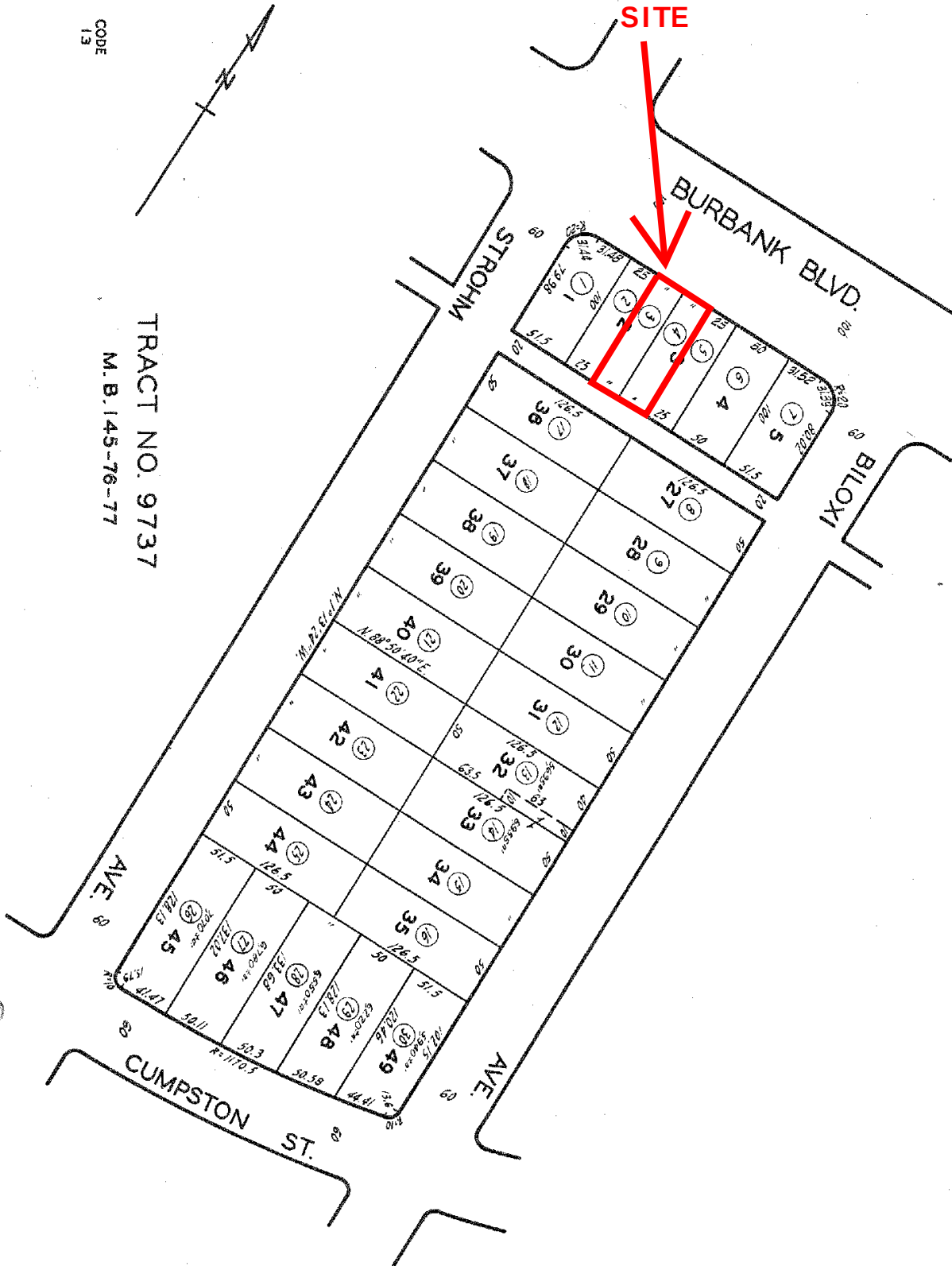
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FOR PREV. ASSMT. SEE 259-51

CODE
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TRACT NO. 9737
M.B. 145-76-77



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