

Prepared for  
12/30/2014

## Properties for Sale

1 10034 Canoga Avenue, Chatsworth, CA 91311



|                   |                 |
|-------------------|-----------------|
| Price             | \$199,950       |
| Building Size     | 2,800 SF        |
| Property Sub-type | Vehicle Related |
| Status            | Active          |

Property Notes

### Property Description

FAMILY OWNED BUSINESS FOR 30 YEARS.\*2000 Down Draft Spray Booth\*Post Chiff EZ Liner Frame Machine\*Kuln Unibody Crash Repair Equipment\*RM Water Base Paint Setup\*\* Plus all Office Computers' Furniture, etc....

2 2639 E. Foothill Blvd., Pasadena, CA 91107



|                   |                 |
|-------------------|-----------------|
| Price             | \$540,000       |
| Building Size     | 3,044 SF        |
| Property Sub-type | Vehicle Related |
| Status            | Active          |

Property Notes

### Property Description

Well established auto body and repair center in busy location. Established clientele. Business has been at same location since 1959, two years with present owner. Business owner is also leasing a vacant lot to park approximately 40 vehicles. New Buyer may or may not wish to continue to lease the vacant lot. Income substantially increased in 2014 due to some improvements made to the business. Call for additional information.EMPLOYEES NOT AWARE OF SALE - PLEASE BE DISCREET!

3 18440 Hart St, #E, Reseda, CA 91335



|                   |                     |
|-------------------|---------------------|
| Price             | \$120,000           |
| Building Size     | 17,812 SF           |
| Property Sub-type | Service/Gas Station |
| Status            | Active              |

Property Notes

### Property Description

A successful Body Shop business with \$100,000 net income per year with approximately 2200 SQ for sale with all stuff and painting room, 4 private parking and common parking. There are licenses to sell cars and auction too. Total month to month payment is \$2,470 which can be converted to long term lease. If you are looking for perfect business, this is it. (personal tool box is excluded). Seller will train buyer one month after purchase.



Haig Nashalian

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