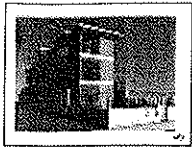


Properties for Sale

1 215 NORTH HOLLYWOOD WAY, Burbank, CA 91505



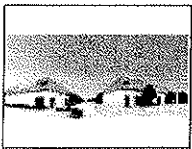
Price \$259,000
Building Size 4,000 SF
Property Sub-type Flex Space
Status Active

Property Notes

Property Description

FANTASTIC DEVELOPERS OPPORTUNITY, FLAT LOT IN THE BURBANK MEDIA CENTER (APPROX 2700 SQ. FEET) WITH PLANS FOR A 4000 SQ. FOOT LIVE WORK HOME/LIVE WORK PRODUCTION COMPANY HEADQUARTER-POST PRODUCTION FACILITY. PLANS ARE CURRENTLY IN VARIANCE PROCESS.

2 21354 Nordhoff St. Unit 108, Chatsworth, CA 91311



Price \$343,921 - 374,991
Building Size 97,265 SF
Unit Size 1,439 - 1,569 SF
Property Sub-type Industrial Condo
Status Active

Property Notes

Units

#	Price	Size	Price/Size	Description
106	\$374,991	1,569 SF	\$239 /SF	
107	\$343,921	1,439 SF	\$239 /SF	
108	\$343,921	1,439 SF	\$239 /SF	
109	\$343,921	1,439 SF	\$239 /SF	

Property Description

The entire Business Park totals approximately 97,265 square feet and is one of the premier multi-tenant industrial parks in the San Fernando Valley with units ranging from 1,219 to 3,600 square feet. Contiguous units can be combined to create larger square footage. *Expansion Capabilities within Park* Rare Industrial Condominium Opportunity *All Concrete Drives

3 12990 Branford St. Unit P, Pacoima, CA 91331



Price \$669,000
Building Size 4,610 SF
Property Sub-type Industrial-Business Park
Status Active

Property Notes

Property Description

Condo unit located in the Branford Business Park. Newer roof, clean unit, in move in condition. 2 minutes to the 5 & 118 FWys. Located in the state enterprise zone. Adjacent and visible from the



Haig Nashalian



Residential/Apartment
Commercial/Industrial
Land/Business/Shopping Center
To Buy/Sell/Manage



210 N Central Ave # 100
Glendale, Ca 91203

Phone 818 247-7788
Cell 818 645-1872
Fax 213 984-2653

nbsandco@aol.com www.irmandco.com Skype nbsinc1

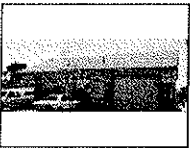
4 7243 Woodley Avenue, Van Nuys, CA 91406

Price	\$960,000
Building Size	4,000 SF
Property Sub-type	Office-Warehouse
Status	Active

Property Notes

Property Description

Marcus & Millichap has been selected to exclusively market for sale 7243 Woodley Avenue, a 4,000 SF free standing mixed-use commercial building ideally located one parcel east of the Northeast corner of Cantlay Street and Woodley Avenue in the highly desirable San Fernando Valley submarket of Van Nuys, CA. The subject property is located on block North of the signalized corner of Woodley Avenue and Sherman Way, just two blocks west of the 405 freeway offramp. 7243 Woodley is a 4,000 SF office/industrial building ideally situated on 7,197 SF of land zoned C2. The subject property consists of two stories of office space approximately 2,000 SF in total size and approximately 2,000 SF of industrial space with three individual bays. The combination of office and industrial space makes this an ideal offering in that it can serve a wide range of potential uses.

5 8465 Glenoaks Blvd, Sun Valley, CA 91352

Price	\$985,000
Building Size	3,161 SF
Property Sub-type	Manufacturing
Status	Active

Property Notes

Property Description

Two (2) small buildings (Front 1,898 SF & Rear 1,264 SF) on the same parcel. 100% Occupied 20 Parking Spaces 2 Buildings For Sale 1,200 SF Building With 3 Bays In Rear, 12' Clear Height, & 170 SF Office 1,800 SF Building In Front 12,571 SF Land Currently Automotive

6 425 South Flower St., Burbank, CA 91502

Price	\$1,250,000
Building Size	5,108 SF
Property Sub-type	Flex Space
Status	Active

Property Notes

Property Description

Newer warehouse/office with fenced yard. Approx 1,000 sq. ft. hi ceiling warehouse with 2 roll up doors. Parking for approx 10 vehicles. Close to studios and ideal for owner user or multi-tenant. Electric has been subdivided to 3 separate suites. To be delivered vacant.

7 1638 S Central Ave, Glendale, CA 91204

Price	\$1,250,000
Building Size	4,340 SF
Property Sub-type	Manufacturing
Status	Active

Property Notes

Property Description

Best situated, Glendale Industrial/commercial property, equipped with fire sprinklers, industrial was include the business, business is priced for \$250,000... both business and real estate = \$1,500,000. The lot size is approximately 7,340 SF The building size is 4,340 SF Build 1985. showings a



Haig Nashalian

IDEAL
REALTY & MANAGEMENT
Real Estate Broker Lic# 01804472

Residential/Apartment
Commercial/Industrial
Land/Business/Shopping Center
To Buy/Sell/Manage



210 N Central Ave # 100
Glendale, Ca 91203

nbsandco@aol.com www.irmandco.com Skype nbsinc1

Phone 818 247-7788

Cell 818 645-1872

Fax 213 984-2653



Price	\$1,490,000
Building Size	8,400 SF
Property Sub-type	Flex Space
Status	Active

Property Notes

Property Description

Completely remodeled property and in excellent condition (all work was done with permit) with high quality materials and workmanship. The Seller states that the building square footage of the property is 8,400 (37' X 227') There is a reception area, a work area, a conference room, a kitchen with eating area, 2 restrooms (ladies & gents) a utility room, a copy room and 8 individual offices. A/C available in each room and offices. The owner occupy 2/3 of the property. There is more than 8 parking on the property and a parking lot next door for extra parking at a modest parking fee. The 15 foot alley was vacated and is part of the lot that can be used for parking. For more information please contact listing agent. The front unit have a warehouse in the back with 2 extra separate offices and 2 street level delivery doors. Unit 2 is occupied by a tenant to store props for the movie industry, is on a month to month tenancy and paying \$2,300. The property is near the " 5 " freeway and a short walk to the Metro. Easy to show call listing agent for an appointment 24 hrs notice by email preferably. SHOWING WEEK DAYS FROM 9:30 To 4:00pm.



Haig Nashalian



Residential/Apartment
Commercial/Industrial
Land/Business/Shopping Center
To Buy/Sell/Manage



210 N Central Ave # 100
Glendale, Ca 91203

✉ nbsandco@aol.com 🌐 www.irmandco.com 🗣 Skype nbsinc1

Phone 818 247-7788

Cell 818 645-1872

Fax 213 984-2653