

Prepared for
12/30/2014

Properties for Sale

1 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.

2 12041-12051 Roscoe Blvd., Sun Valley, CA 91352



Price	\$2,500,000
Gross Leasable Area	5,354 SF
Cap Rate	5.80%
Property Sub-type	Strip Center
Status	Active

Property Notes

Property Description

All occupied. 7 Tenant- Liquor store, Pawn Shop, Medical, New Tenant Shoe Store(income \$1,200), Beauty Salon, Big Sign, Wall Sign, Recycling. High cap rate at this seller's market. Request rentroll to listing agent Julie Kim.



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