

FOR SALE OR LEASE

Industrial

4,931 SF Bldg., 18,374 SF Lot

\$2,200,000

PRICE REDUCTION



7046 Darby Ave.

Reseda, CA 91335

Property Highlights

- 30 car parking
- Concrete yard
- Full HVAC
- Full kitchen with sink and modern cabinetry
- Modern reception and glass conference room
- New modern finishes
- 6 potential automotive bays
- 1 rotary automotive lifts
- Separate full bedroom with kitchen and shower upstairs
- 3 restrooms (1 handicap)
- Sky lights
- Gated, secured yard
- M1 Zoning
- Seller offering financing at 5% for 1-2 years

Property Description

- 4,931 SF building on 18,374 SF lot
- Central San Fernando Valley Location
- Minutes from the 101, 405 & 118 Fwys

Potential Uses

- Automotive (Mechanic)
- Office
- Truck Dispatch/Storage
- Warehouse/Distribution
- Towing Company
- Ambulance Dispatch

For more information:

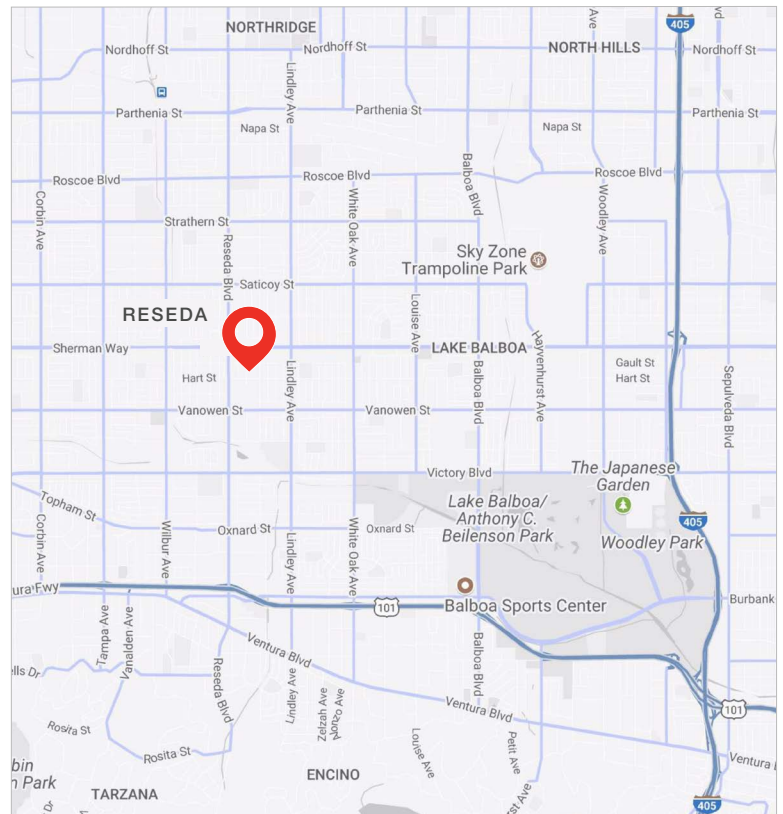
Matt Ehrlich, Vice President

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Property

Overview

ADDRESS	7046 Darby Ave. Reseda, CA 91335
LOCATION DESCRIPTION	A versatile property centrally located in the heart of the San Fernando Valley. This property is located only minutes from the 101 freeway, 405 Fwy and 118 Fwy.
BUILDING SIZE	4,931 SF
LOT SIZE	18,374 SF
PROPERTY TYPE	Warehouse/Distribution, Flex Space, Truck Terminal/Hub/Transit The space can be used for office, automotive or industrial purposes.
SALE PRICE	\$2,200,000
LEASE RATE	\$1.80 MG/SF/Mo.
PARKING	30 Car Parking
HVAC	Full HVAC
ZONING	M1
FEATURES	Full kitchen and living quarters, concrete drieway, gated security fence



Primary Contact:

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Location

Overview



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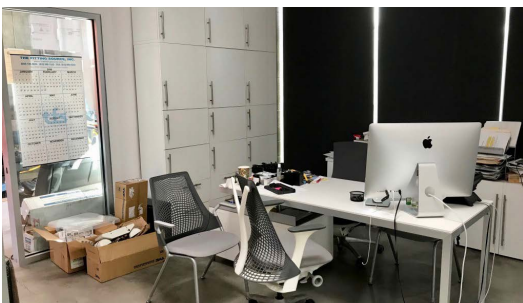
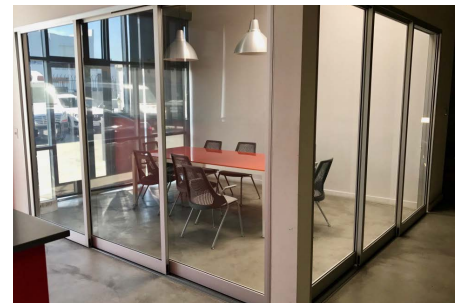
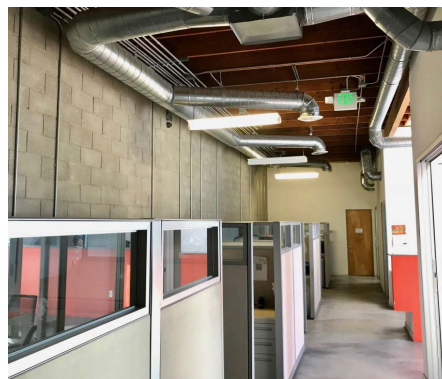
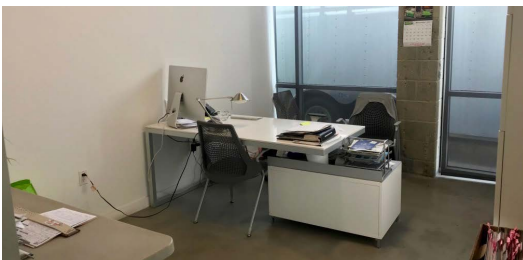
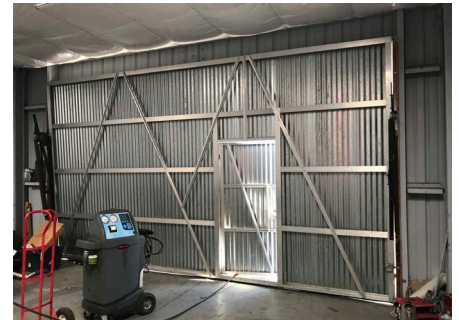
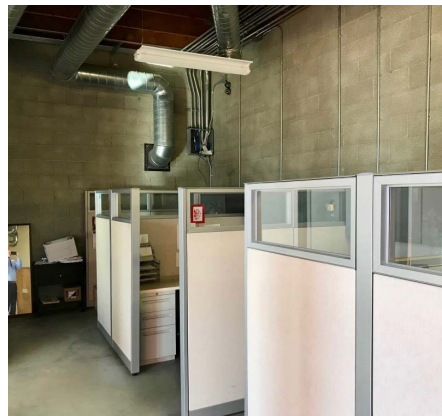
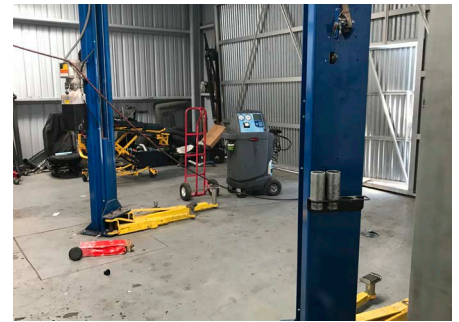
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Photos



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