

FOR SALE OPPORTUNITY ZONE

14715-14721 Blythe Street

DEVELOPMENT SITE WITH RTI FOR 26 UNITS

Lies Within New United States Treasury Department's Tax Incentive Opportunity Zone

OPPORTUNITY ZONE

SITE

Blythe St

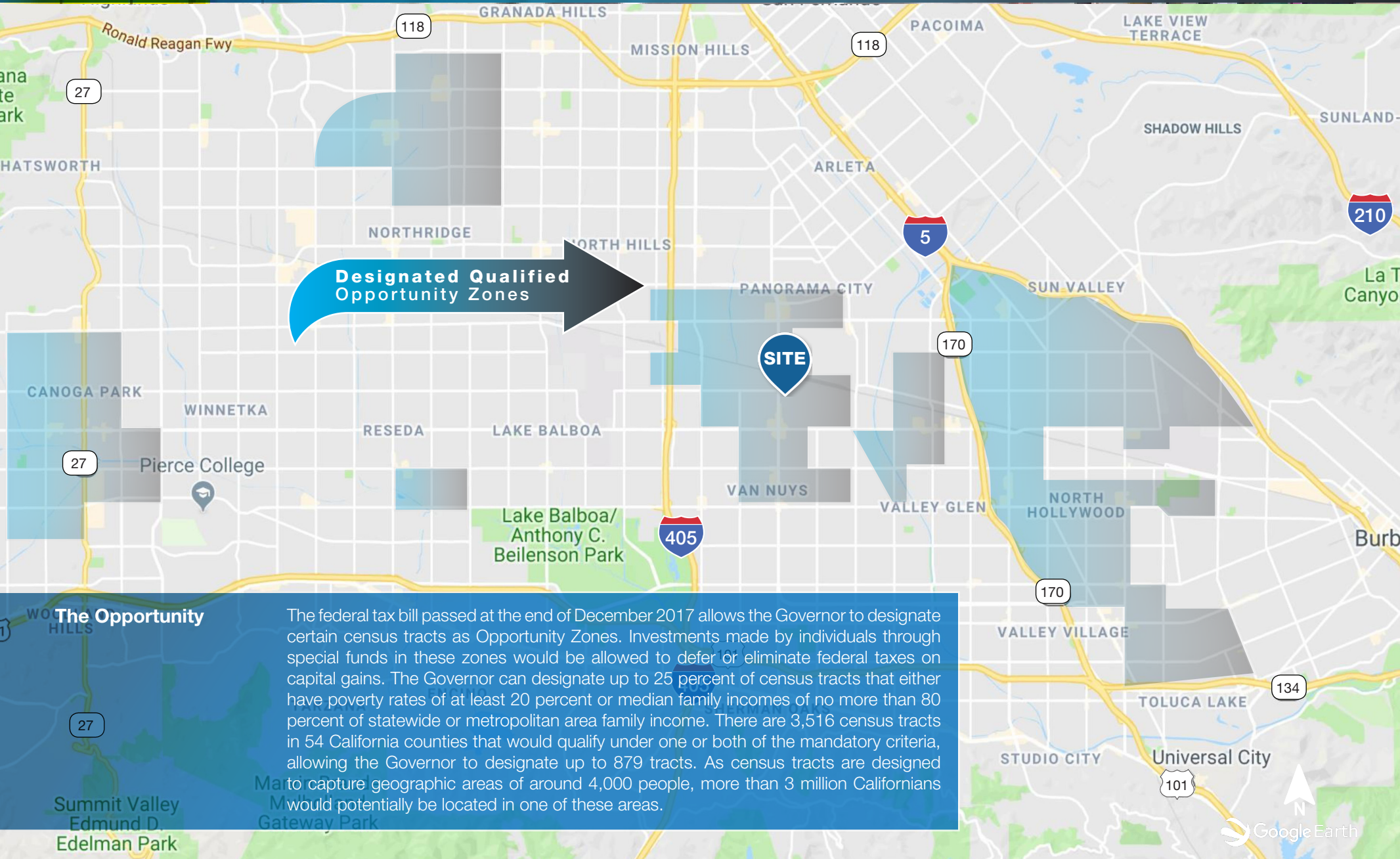
Project Highlights



- **Located in IRS Designated Opportunity Zone – Panorama City, CA**
- Ready-to-Issue permits (RTI) for 26 apartment units
- Walking distance to the Van Nuys train station and all public transportation
- Great unit mix comprising 20 units 2 Bedroom & 2 Bath, and 6 units 1 Bedroom and 1 Bath
- New Van Nuys Boulevard Light Rail within walking distance
- Recreation Center and Schools within walking distance
- Walking distance to famous shopping at the Plant Shopping Center, with many dining options, movies, Home Depot, Smart & Final, and Living Spaces
- Close to Kaiser Permanente Panorama City Medical Center
- Plans call for Individual Water, Electric, and Gas Meters. Washer and Dryer in each unit
- Area designated as a Transit Oriented Communities – Tier 1

PROPERTY INFORMATION	
Address	14715-14721 Blythe Street
City State	Panorama City, CA
Parcel Number	2210-020-017 2210-020-018
No of Units	26
Proposed Delivery	2020
Lot Size	15,133 SF Survey indicates Gross Area 16,505 SF. 0.389 Acre Net Area (Excluding Street Easement) 13,505 SF
Building Size	34,475 SF
Construction	Four stories (3 stories over on-grade parking)
Unit Mix	20 - 2Bed+2Bath 6 - 1Bed+1Bath
Utilities	Separately metered for Electric, Water and Gas Tenant pays Water, Gas and Electricity
Amenities	Washer and Dryer in Each Unit. Tankless Water Heaters in Each Unit.
Location	Qualified Opportunity Zone
*Parking	23 Parking Spaces + 1 Handicap

Opportunity Zone Map



14715-14721 BLYTHE STREET
PANORAMA CITY, CA

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