

FOR SALE

2-story Office Building

Excellent Sherman Oaks Corner Location

\$2,300,000 5,714 SF± Bldg 4,765* SF ± Lot



13848 Ventura Boulevard, Sherman Oaks, CA 91423

SEC corner of Ventura Blvd. & Stern (West of Woodman)

C2 zoning; APN: 2266-018-001

Owner-occupied space to be vacated.

Upstairs space rented month-to-month.

9 parking spaces + more may be available.

New roof 2003.

Owner occupies approx 2700± SF ground floor + 500±SF on 2nd fl. ♦ Upstairs month-to-month tenant pays \$3550/mo MG for 2500± SF. ♦ Mkt rent 1st flr: \$6750± NNN. Market rent 2nd floor \$6000±.

♦ Expenses:Insurance:\$2400; gardener:\$2000; Rubbish:\$1200; A/C maint: \$2800; Prop Tx: \$25,300

♦ Estimated Annual Totals = \$153,000 + \$16,000 expense reimb; Expenses= \$33,700/yr.= \$136,000 NOI.

All data and measurements should be confirmed by buyer.

For further information contact:

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