

# RETAIL FOR SALE

Building with 2 Stores 1575 SF<sub>±</sub>  
Excellent Burbank Location - \$495,000



**2616 W. Magnolia Blvd.**  
**Burbank, CA 91505**

- Perfect for Owner-User Plus 1 Unit For Income
- Busy Magnolia Park Area – at Buena Vista Blvd.
- Restaurants and Shopping Nearby
- Upgraded Electric and HVAC
- Parking in rear – 6 Shared Tandem Spaces
- Earthquake Retrofitted

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For further information contact:

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***GRIBIN PROPERTIES***

*Commercial Real Estate*