

FOR SALE

Commercial Property

6051 Vineland Ave.
North Hollywood, CA 91606

- Lender Owned
- 1,500 SF Building
- 11,222 SF Land
- \$595,000



The Development Brokers

12400 Ventura Blvd. #606 818.985.9700 Phone
Studio City, CA 91604 818.985.9703 Fax



www.EvaniskoRealty.com

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This brochure has been prepared to provide summary, unverified information to interested parties, and to establish only a preliminary level of interest in the subject development opportunity.

The information contained in this brochure have been obtained from sources we believe to be reliable; however, Evanisko Realty & Investment, Inc. has not verified, and will not verify, any of the information contained herein, nor has Evanisko Realty & Investment, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All interested parties must take appropriate measures to verify all of the information set forth herein.

**Please contact Evanisko Realty & Investment, Inc. for additional information/guidance pertaining to this opportunity.
(818) 985-9700**



Disclosure

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The property was formerly used as an auto rental business and is perfect for a multitude of automotive-based and other commercial uses. A Left turn lane leading the property ensures easy accessibility to the property for cars heading both directions along Vineland Ave. **Contact Broker for an appointment to see interior of property.** Property is currently vacant. There is a CBS billboard on the property paying \$250/mo.

- APN: 2337-001-033 [6049-6051 Vineland Ave.]
- APN: 2337-001-034 [Vacant Land]
- Total Building Area: 1,500 – Assessors
- Total Land Area: 11,222 – Assessors
- Zoning: C2-1VL
- General Plan: Highway Oriented Commercial [Three Stories or 45’]
- CRA : None
- Council District: 2 – Paul Krekorian
- Price \$595,000



Property Summary

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Site Photos - Exterior



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FOR SALE



Site Photos - Interior

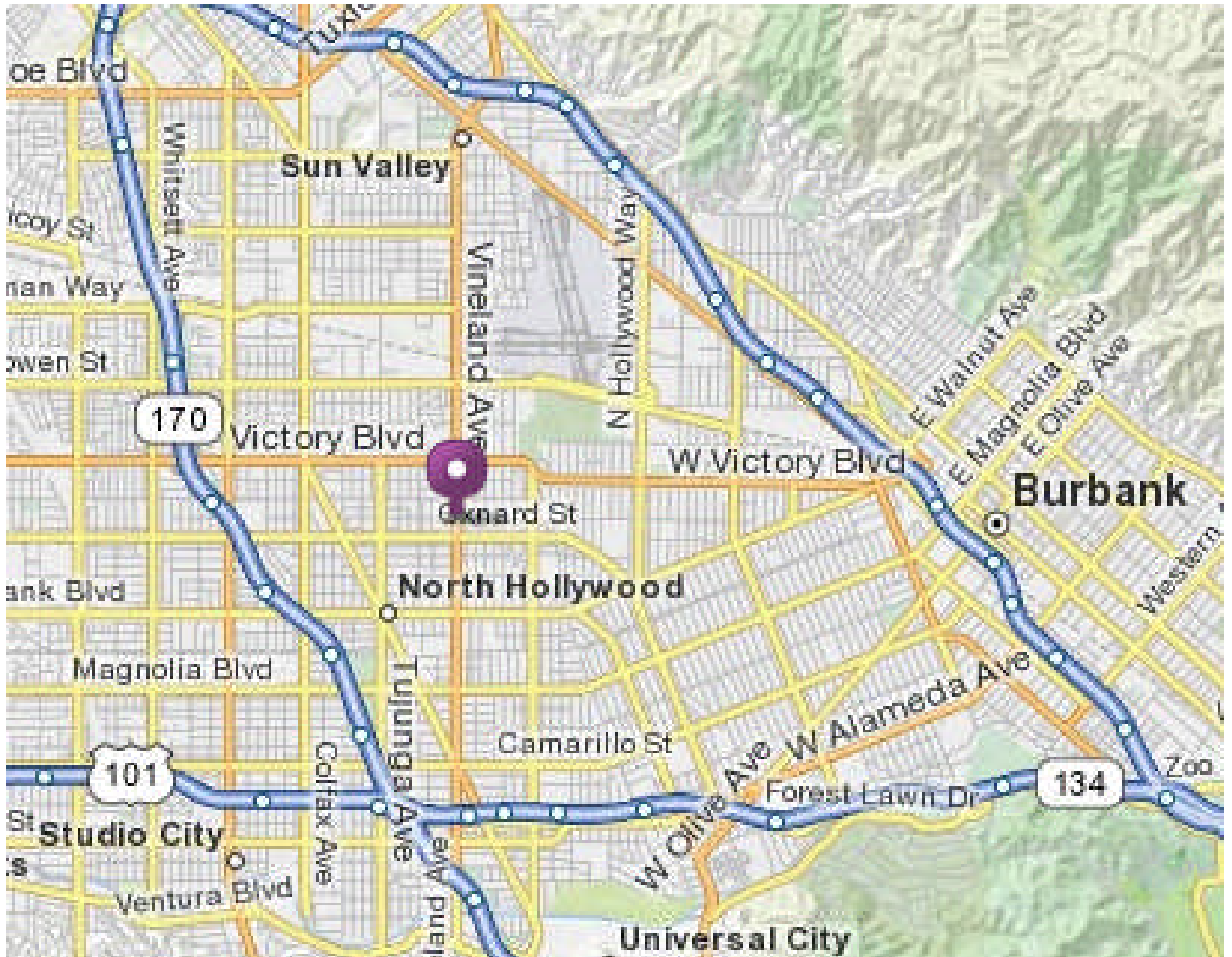


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Site Location

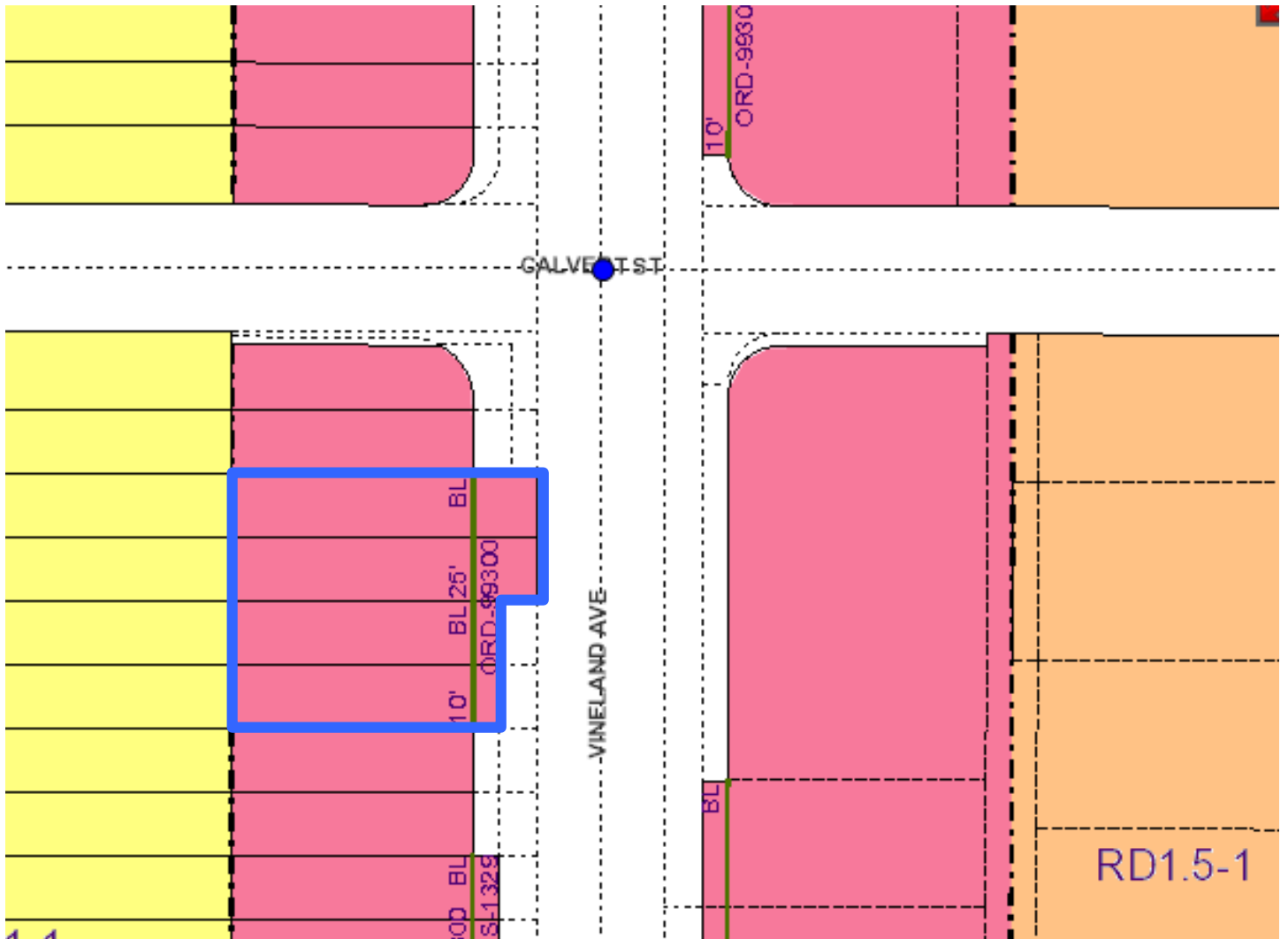


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Zoning Overlay

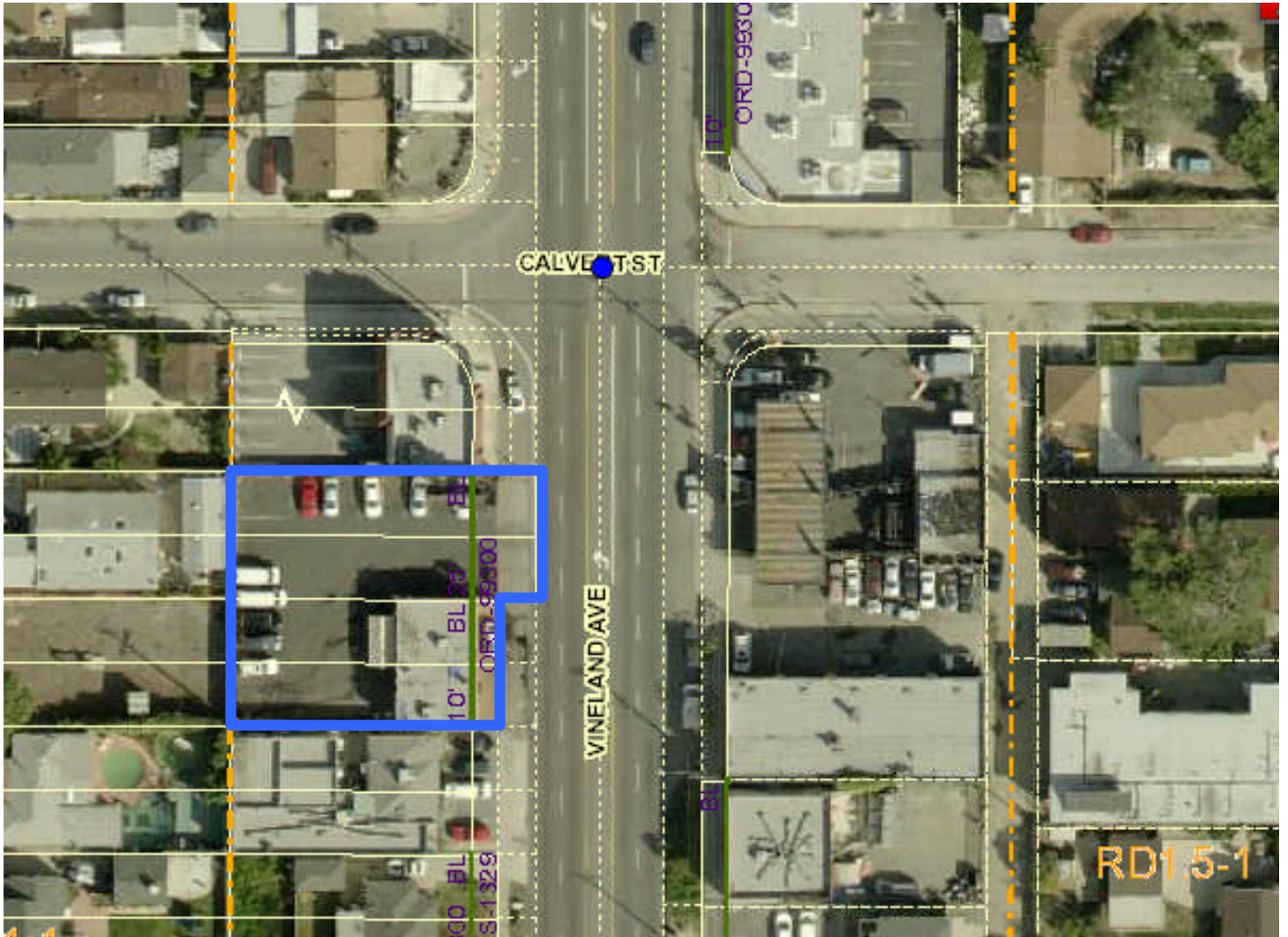


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Aerial

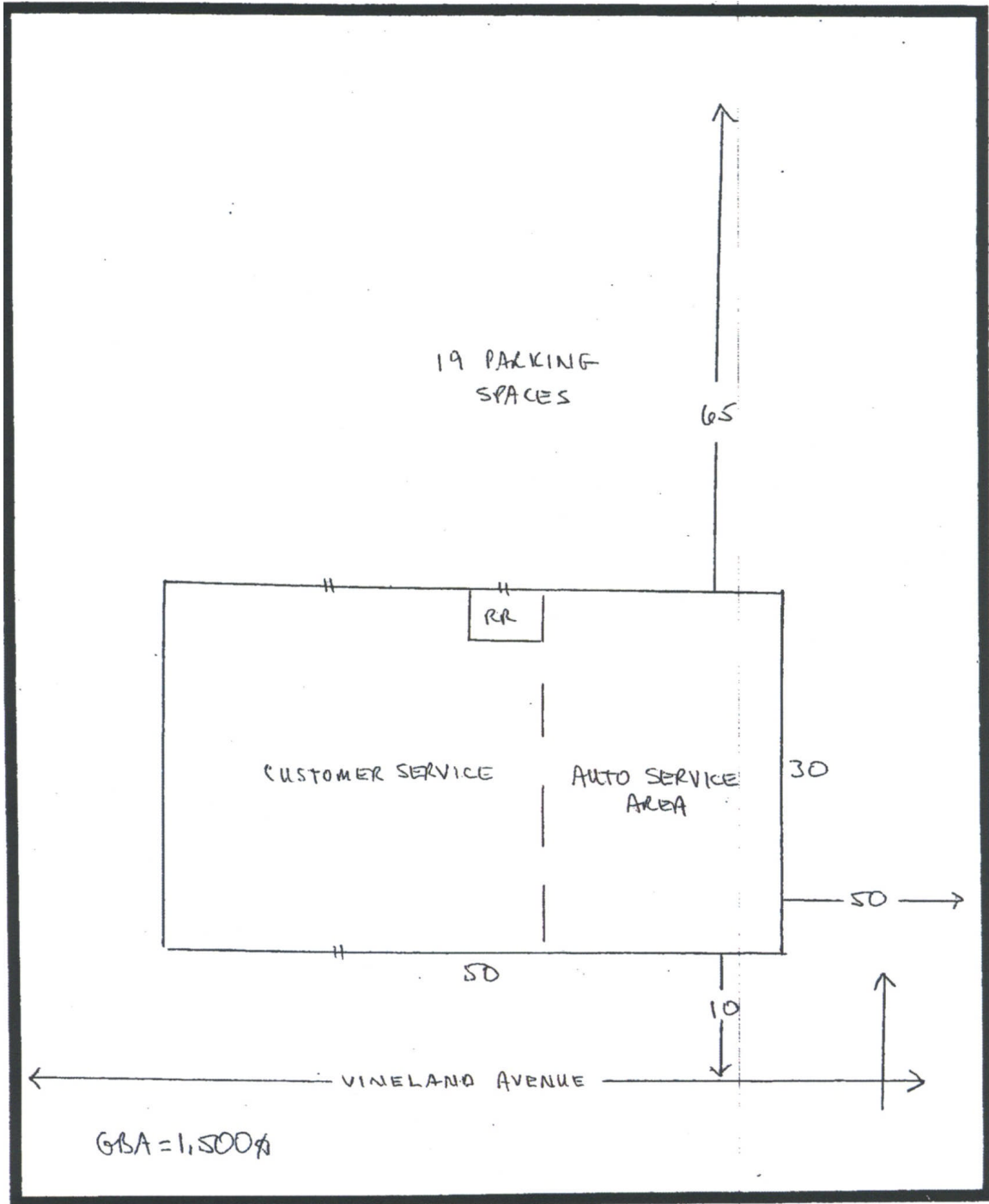


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Site Sketch [Not to Scale]



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FOR SALE

Commercial Property

6051 Vineland Ave.
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Deal Structure: Standard ALL CASH transaction. Seller will allow 14 days for buyer to conduct due diligence. 3% deposit to become non-refundable upon expiration of due diligence period. Escrow closing date TBD.

Ownership Entity: HFC Acceptance, Inc.

Commission: 2% will be offered to a cooperating broker (if any)

Price: \$595,000

SUBMIT ALL PROPOSALS/IQUIRIES TO: Evanisko Realty & Investment, Inc.

ALL PROPOSALS WILL BE REVIEWED BY LANDOWNER AND BROKER AS RECEIVED.

For additional information/guidance on this and other development opportunities contact: Evanisko Realty & Investment, Inc. (818) 985-9700

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Transaction Details

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