



Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

# 7461 Hazeltine Avenue . Van Nuys , CA 91405

For sale 29 units in Van Nuys , CA

Listing Info

Listing ID: 2009  
Sold

Posted: 11/02/2019 6:57 pm | On HOMEiZ: 1640 days | Updated: 4 years ago | Views: 780

For Sale

## Location Map

\$4,350,000



## Property Type

Listing Presented by

|                 |      |
|-----------------|------|
| Property status | Sold |
|-----------------|------|

## Property Price

|                             |                        |
|-----------------------------|------------------------|
| Asking Price                | \$4350000              |
| Last Sold Price             | \$4350000              |
| Last Sold Date              | 06/05/2019             |
| Total Lot Size              | 20,251.00 Sq. Ft.      |
| Asking Price per Sq. Ft.    | \$226                  |
| Total Building Size Sq. Ft. | 19213                  |
| Commission Split %          | Contact listing agent% |
| Cap Rate %                  | 0%                     |
|                             |                        |

|  |         |
|--|---------|
| Gross Annual Income                        | \$0     |
| Net Operating Income                       | \$0     |
| Gross Rent Multiplier                      | 0.00    |
| Operating Expenses                         | \$0     |
| Annual Property Tax Rate for this property | 1.25%   |
| Property tax total amount                  | \$54375 |

## Property Location & Description

|                      |   |
|----------------------|---|
| Listing Headline     | For sale 29 units in Van Nuys , CA  |
| Rent control         | Rent Control  |
| Property Description | The property is comprised of an excellent unit mix.   |
| Location Description | Located in the central San Fernando Valley region of Los Angeles and is strategically located near pockets of economic and development activity. It is home to the Van Nuys Airport and the Valley Municipal Building, and is the only neighborhood in the San Fernando Valley with a population exceeding 100,000 residents. Additionally, the property is proximate to California State University, Northridge, Premier shopping and dining destinations; including Westfield Topanga, The Village and the Northridge Fashion Center. |
| No. of Units         | 29  |
| Price per Unit       | \$150000  |
|                      |   |

Units Mix  
No.  
Description  
No. Units  
Sq. Ft.  
Avg. Mo. Rent

1.  
0+1  
8  
300  
\$900  
2.  
1+1  
17  
850  
\$1000  
3.  
2+2  
4  
875  
\$1550  
4.

5.

|                 |              |
|-----------------|--------------|
| APN / Parcel ID | 2215-016-013 |
|-----------------|--------------|

|        |      |
|--------|------|
| Zoning | R4-1 |
|--------|------|

|             |      |
|-------------|------|
| Occupancy % | 100% |
|-------------|------|

|                   |               |
|-------------------|---------------|
| Construction Type | Wood & Stucco |
|-------------------|---------------|

|             |   |
|-------------|---|
| No. Stories | 2 |
|-------------|---|

|            |      |
|------------|------|
| Year Built | 1962 |
|------------|------|

|                            |      |
|----------------------------|------|
| Overall Property Condition | Good |
|----------------------------|------|

|            |                    |
|------------|--------------------|
| Highlights | Laundry Facilities |
|------------|--------------------|

# Property Information

|           |      |
|-----------|------|
| Amenities | Pool |
|-----------|------|

## Sewer

|               |                       |
|---------------|-----------------------|
| Type of Sewer | Sewer System (Public) |
|---------------|-----------------------|

## Parking

|              |   |
|--------------|---|
| Parking type | Off-street<br>On-street<br>Assigned Parking |
|--------------|---|

## Investment Overview

|             |          |
|-------------|----------|
| Type of use | Investor |
|-------------|----------|

## Energy Efficiency

|  |            |
|--|------------|
| Energy Star Certified                      | No         |
| How old is you cooling and heating system? | Don't Know |
| Efficiency rating                          | N/A        |
| R-value                                    | N/A        |
| Windows single-pane?                       | No         |
| Natural daylight                           | No         |
| Appliances energy efficient                | No         |
| Roof                                       | No         |

## Neighborhood lifestyle

Lifestyle

Urban Core

## More information

MLS URL of this  
listing to link to  
your own site or  
brokerage site

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