



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

14837 Delano Street . Van Nuys , CA 91411

**For sale 8 units in Van Nuys , Ca. For more information please contact the listing agent, Arash Memary 818-212-2817
Arash.Memary@marcusmillichap.com**

Listing Info

Listing ID: 2174
Sold

For Sale

Posted: 02/28/2020 11:50 am | On HOMEiZ: 1527 days | Updated: 4 years ago | Views: 789

\$1,762,500

Location Map

Listing Presented by



Property Type

Property status	Sold
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Property Price

Asking Price	\$1762500
Last Sold Price	\$1762500
Last Sold Date	02/19/2020
Total Lot Size	7,503.00 Sq. Ft.
Asking Price per Sq. Ft.	\$272
Total Building Size Sq. Ft.	6489

Commission Split %	Contact listing agent%
Cap Rate %	5.10%
Gross Annual Income	\$0
Net Operating Income	\$89888
Gross Rent Multiplier	12.88
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$13307

Property Location & Description

Listing Headline	For sale 8 units in Van Nuys , Ca. For more information please contact the listing agent, Arash Memary 818-212-2817 Arash.Memary@marcusmillichap.com
Rent control	Rent Control
Property Description	The property is comprised of an excellent unit mix with one, studio/1-bath unit and seven, 2-bed / 1-bath units. The offering is situated on a 7,503-square foot lot with 6,489-square feet of gross rent-able area, and it features individual meters for gas and electricity with copper plumbing throughout.

Location Description	Van Nuys is 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. This quiet and up and coming area with great location allows residents to find work in the local business sector, direct access to the 405 freeway as well as Amtrak and Metrolink rail which gives easy access to commute to downtown.
No. of Units	8
Price per Unit	\$220313
Units Mix	
No. Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
0+1 (studio)	
1	
2.	
2+1	
7	
3.	
4.	
5.	
APN / Parcel ID	2241-016-016
Zoning	LAR3

Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1964
Overall Property Condition	Good
Highlights	Value add opportunity - current rents approx. 27% below market.
	Seven of eight Units Are 2 Bedroom.

Property Information

Amenities	Controlled access
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Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Garage - Attached On-street
# of Covered Parkings	8

Investment Overview

Type of use	Investor
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Energy Efficiency

Energy Star Certified	No

How old is your cooling and heating system?	No Data
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
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More information

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