

Residential For Sale | Home | Duplex/Triplex/Fourplex

# 5821 Hazeltine Avenue . Van Nuys , CA 91401

**For sale 4 units in Van Nuys , CA. For more information contact the listing agent , Glen Scher S 818-212-2808  
Glen.Scher@marcusmillichap.com**

2467 sq. ft.

Posted: 06/27/2022 7:40 pm | On HOMEiZ: 965 days | Updated: 2 years ago | Views: 665

## Location Map

### Listing Info

Listing ID: 3155  
**Sold**

For Sale

**\$1,160,000**

**Listing Presented by**

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$1160000
Last Sold Price	\$1160000
Last Sold Date	06/28/2022
Total Finished Sq. Ft.	2467
Total Lot size	5,896 Sq. Ft.
Price per Sq. Ft.	\$470
No. of Units	(4 ) units

Unit #1 Total sq. ft.	N/A
Unit #2 Total sq. ft.	N/A
Unit #3 Total sq. ft.	N/A
Unit #4 Total sq. ft.	N/A
Year built	1928
Overall Property Condition	Good
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$14500
Commission Split %	2.0%

## Financing

<b>This property can be financed</b>	
Conventional Loan	Yes
FHA Loan	No
VA Loan	No
Mello-Roos	No
USDA / RHS Loans	No
Hard Money Loan	Yes

## Property Location & Description

Listing Headline	For sale 4 units in Van Nuys , CA. For more information contact the listing agent , Glen Scher S 818-212-2808 Glen.Scher@marcusmillichap.com
Property Description	800 square foot, 2 bedroom house in front, which was built in 1928 and subject to LA rent control, and a triplex at the back of the lot which was built in December 1978 and is comprised of (2) 1 bed units and (1) bachelor. Since this triplex in back was built after the cutoff for LA Rent Control, those three apartment units are not subject to LA's strict rent control laws, and they are only subject to the more lenient AB-1482 rent control laws which allows annual rent increases equal to 5% + CPI. Also, the front 2-bed house was fully renovated in 2015 with all new electrical, plumbing, floors, kitchen, bathroom, etc.
Location Description	Property located at 5821 Hazeltine Ave in Van Nuys, CA, ideally situated South of Oxnard Street, and just two blocks north of the Sherman Oaks city border at Burbank Blvd.

## Property Information

Community Features	Sidewalks Street Lighting
View	None
Additional Features	4.01% CAP Rate 14.99 GRM.

## Building and Construction

Basement	None
Exterior	Wood products
# of Stories	1
Additions to home Structural	No Data

## Room Features

## Utilities

Cooling System	Central
Heating System	Forced air
Heating Method	Other

## Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	Garage - Attached Off-street
# of Covered Parkings	4
Garage sq. ft.	600

## 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 Listing #	22-154781
MLS URL of this listing to link to your own site or brokerage site	

## Open house

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