

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

# 10617 Oxnard Street . North Hollywood , CA 91606

**For sale 12 units located at 10617-10625 Oxnard St, North Hollywood, CA. For more information contact the listing agent , Jordan Epstein 818-212-2799  
Jordan.Epstein@marcusmillichap.com**

## Listing Info

Listing ID: 3175  
**Sold**

**For Sale**

**\$4,130,000**

Posted: 07/25/2022 5:18 pm | On HOMEiZ: 652 days | Updated: 1 year ago | Views: 380

**Listing Presented by**

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$4130000
Last Sold Price	\$4130000
Last Sold Date	07/26/2022
Total Lot Size	19,685.00 Sq. Ft.
Asking Price per Sq. Ft.	\$390

Total Building Size Sq. Ft.	10577
Commission Split %	1.5%
Cap Rate %	4.75%
Gross Annual Income	\$0
Net Operating Income	\$196175
Gross Rent Multiplier	13.88
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$51625

## Property Location & Description

Listing Headline	For sale 12 units located at 10617-10625 Oxnard St, North Hollywood, CA. For more information contact the listing agent , Jordan Epstein 818-212-2799 Jordan.Epstein@marcusmillichap.com
Rent control	Rent Control
Property Description	Comprised of two identical 6 unit buildings on two separate APNs, the offering is ideally situated on a corner lot with an alley behind, giving access to this 0.45 acre double lot on three different streets. Well maintained 12-units (two 6-unit buildings) located on large corner lot. All 2 BED 2 BA with private backyards or balconies. Hardwood floors in 1st floor units. Large laundry room managed by owner. Private garages rented separately. Good rental area. Large corner lot (approx. 20,000) and area provide good development opportunities.

Location Description	The property is located less than a mile from the famed NoHo Arts District, and it is just one block West of the Burbank city border at N Clybourn Avenue, allowing for quick access to great employment as well as entertainment, nightlife, shopping, and all NoHo Arts district and Burbank have to offer.
No. of Units	12
Price per Unit	\$344167
Units Mix	
No. Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
2+1	
12	
2.	
3.	
4.	
5.	
APN / Parcel ID	2414-016-034
Zoning	LAR4
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2

Year Built	1953
Overall Property Condition	Good
Highlights	(2) 6-Unit Buildings on 2 APNs
	Large Units/100% occupied
	Great rental area
	Private backyards/Balconies
	New Roofs
	Potential for higher rents

## Property Information

Amenities	Gated entry
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## Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	On-street
# of Covered Parkings	No Data

## Investment Overview

Type of use	Investor
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## Energy Efficiency

Energy Star Certified	No
How old is you 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	22-154319
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