

Just Listed: 3-Story ST Office Bldg

Perfect for Owner-User / Investor / Re-Development
Gated 10 Car Parking Lot, Strong Power & Infrastructure

11112 Ventura Blvd, Studio City, CA 91604

Price: \$3,800,000

Building Size: 6,707 SF (Per Seller's Survey)

Lot Size: 6,255 SF

Year Built: 1985

APN: 2378-009-023

Zoning: C2

Traffic Count: Over 32,000 CPD

Avg. HH Income: \$110,388 (1mi.)

Price/SF Bldg: \$567

Presented By:



Mark Reynolds
CA BRE # 01939591
Office: 424-293-8085
Cell: 214-938-9875
Mark@gowithapex.com

Eric Mandell
CA BRE # 01904203
Office: 424-293-8085
Cell: 818-642-1765
Eric@gowithapex.com

Apex Properties is pleased to present the opportunity to acquire this beautiful 3-story class-B office building in the heart of Studio City, on the highly desirable Ventura Blvd. First time on the market in over 20 years!

The property consists of a 6,707 sq. ft. office building, on a 6,255 sq. ft. C-2 zoned lot. The 3-story building has been owned and occupied by a single tenant, Pacific Media Technologies, since 1998. With the unique layout this building has to offer, it could continue to be leased to/used by a single tenant, or it could support multiple tenants. It has separate, locked entrances to each floor via both the front and rear stairwells. It also has 10 gated parking spaces in the rear. The square footage listed on Title is lower than stated here because the Seller has done some additions over the years, including the enclosure of a balcony, and Seller states that the work was done with the proper permits. This is the perfect opportunity for an Owner-User, Investor, or Developer! Buyer shall cooperate with Seller's 1031 exchange requirements.

Although taken from sources deemed to be reliable, the information contained herein is neither warranted nor guaranteed by Mark Reynolds, Eric Mandell, or Apex Properties. Buyer to verify all information and conduct their own due diligence at their own expense.

11112 Ventura Blvd, Studio City, CA 91604

APN: 2378-009-023

Property Location:

The property is situated on the South side of Ventura Blvd., just East of the intersection at Vineland Ave in Studio City, CA. The 3rd floor balcony has incredible views of the city, including Universal City and the theme park. Over 32,000 CPD pass by this location.



Although taken from sources deemed to be reliable, the information contained herein is neither warranted nor guaranteed by Mark Reynolds, Eric Mandell, or Apex Properties. Buyer to verify all information and conduct their own due diligence at their own expense.