



SALE

## 8727 TAMPA AVENUE

8727 TAMPA AVENUE, Northridge, CA 91324



### OFFERING SUMMARY

Sale Price: \$2,808,000

Lot Size: 0.26 Acres

Year Built: 1969

Building Size: Approx. 10,000 SF

Zoning: LAMR2

Market: LOS ANGELES

Submarket: WESTERN SFV

Price / SF: \$280.80

CBCWORLDWIDE.COM

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### PROPERTY HIGHLIGHTS

- MULTI TENANT
- IDEAL FOR OWNER TO OCCUPY APPROX. 1/2 OF BUILDING
- CONSTRUCTION: TBD
- BUILT IN 1969
- 0.87 FAR
- 2 ENTRANCES
- 2 FLOORS: 1st floor Leased; 2nd floor Offices: 10 plus Bullpen, Conference Room, Kitchen
- 4 RESTROOMS
- 1ST METER: A: 400 V: 120-240, Ø: 1 W: 3; 2ND METER: A: 400 V: 240, Ø: 3 W: 3
- 15 MARKED PARKING SPACES + 10 SPACES WITH ATTENDANT
- PARKING RATIO: 1.5-3 / 1,000 SF
- HVAC: WELL MAINTAINED, 4 UNITS, TOTALING 14 TONS
- ACCESSIBLE PARKING
- PYLON SIGN, SIGNAGE

The above information has been obtained from sources we believe to be reliable. However, we do not take responsibility for its correctness.



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