

**Hampar Properties****Stephen Hampar, CCIM** — (818) 687-4915

Retail Property - Sold

# 715 S. Victory Blvd

715 S Victory Blvd, Burbank, CA 91502



Price:	\$499,000
Building Size:	2,000 SF
Price/SF:	\$249.50
Property Type:	Retail
Property Sub-type:	Free Standing Bldg
Additional Sub-types:	Office-Warehouse
Property Use Type:	Vacant/Owner-User
Commission Split:	3%
No. Stories:	1
Year Built:	1941
Lot Size:	2,625 SF
APN/Parcel ID:	2451-029-006
Listing ID	16677515
Last Updated	over 1 year ago

## Highlights

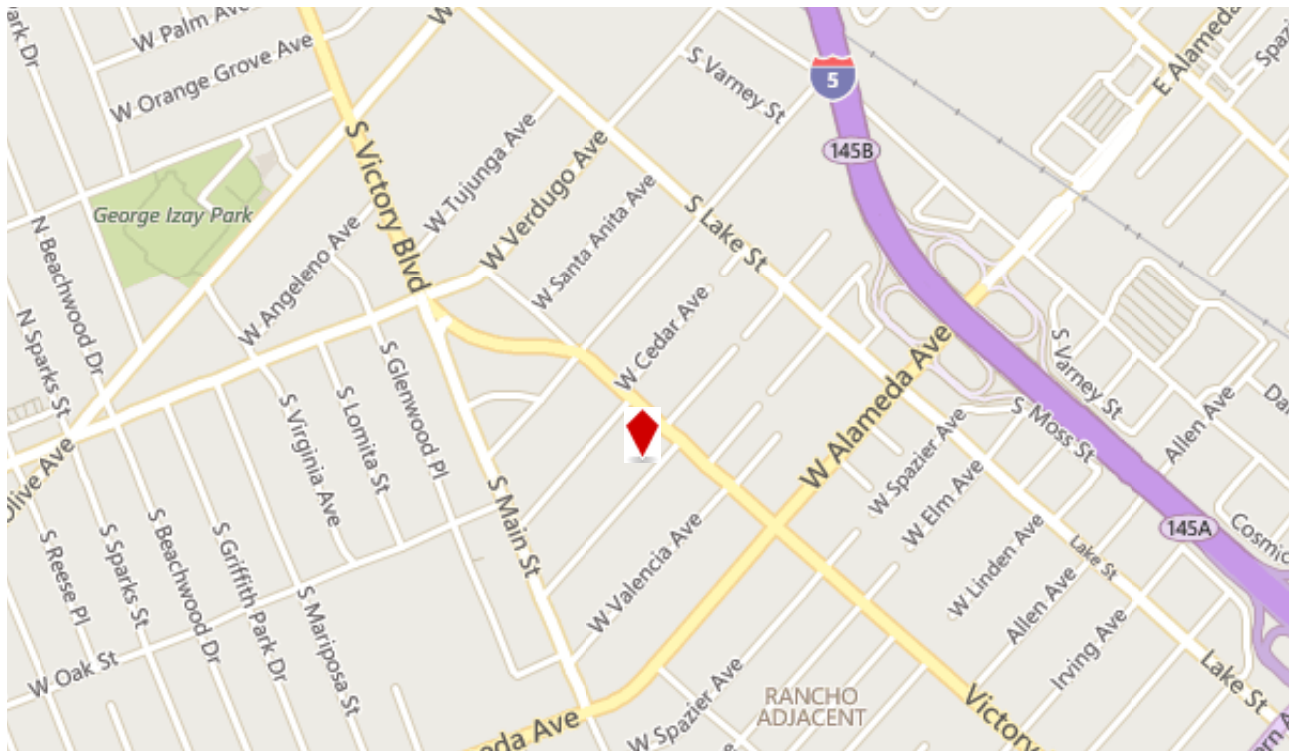
- 12' ceilings
- High Profile Location....Near Disney, Dreamworks and Warner Bros.
- Minutes from the 5 and 134 Frwys
- Two separate spaces with separate restrooms....use one and lease the other!
- Ground floor loading dock
- Great sources for SBA loans for owner/users!

## Description

Rare small free standing building, ideal for owner/user. Great central Burbank location with high profile street exposure. Located near major studios including Disney, Dreamworks and Warner Bros. and just minutes away from the 5 and 134 freeways. Building has a 1250 sq ft space in front (Est) and a 750 sq ft space in back (Est). Each space has a restroom and separate entrance. Use one and rent the other! 4 parking spaces in back of building. C4 zoning allows for multiple uses. Move right in!

On Victory Blvd, between Alameda Ave and Verdugo Blvd.

### Map of 715 S Victory Blvd, Burbank, CA 91502 (Los Angeles County)



### Additional Photos



715 S. Victory Blvd



715 S. Victory Blvd



715 S. Victory Blvd

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Created 5/7/2010

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