

RETAIL SPACE FOR LEASE

6750 HAZELTINE AVE, VAN NUYS, CA 91405



6750hazeltine.com



BERKSHIRE HATHAWAY
HomeServices
California Properties
COMMERCIAL DIVISION

PROPERTY HIGHLIGHTS:

- Rent: \$10,000/mo
- Parking: 12 spots | Year built: 1969
- Building size: 5,310 sqft | Lot Size: 7,500 sqft

Commercial, gated freestanding building with a zoning per the City's website LAC2. Twelve on-site parking spots. Last used for a laundromat facility. Retail commercial activities not involving used merchandise and conducted wholly within a completely enclosed building for the following uses: Auditoriums (movie, music, theatrical); Bakery goods shops; Banking and savings and loan; Barbershops; Beauty shops; Book and stationery stores; Clothes cleaning agencies and cleaning and pressing establishments using nonflammable and nonexplosive cleaning fluids; Clothes and wearing apparel shops; Confectionery and candy stores; Custom dressmaking shops; Neighborhood markets; Medical and dental offices and clinics; Department and furniture stores; Dress shops; Pharmacies; Electric appliance stores and repairs; Fire and police stations; Florist shops; Furniture stores; Hardware and paint stores; Interior decorating shops; Jewelry store; Offices, business and professional; Real estate offices; Restaurants, cafes; Shoe repair shops & Tailor shops etc. This is NNN lease: Tenant pays property taxes, Insurance, and maintenance.



INTERIOR 1ST FLOOR

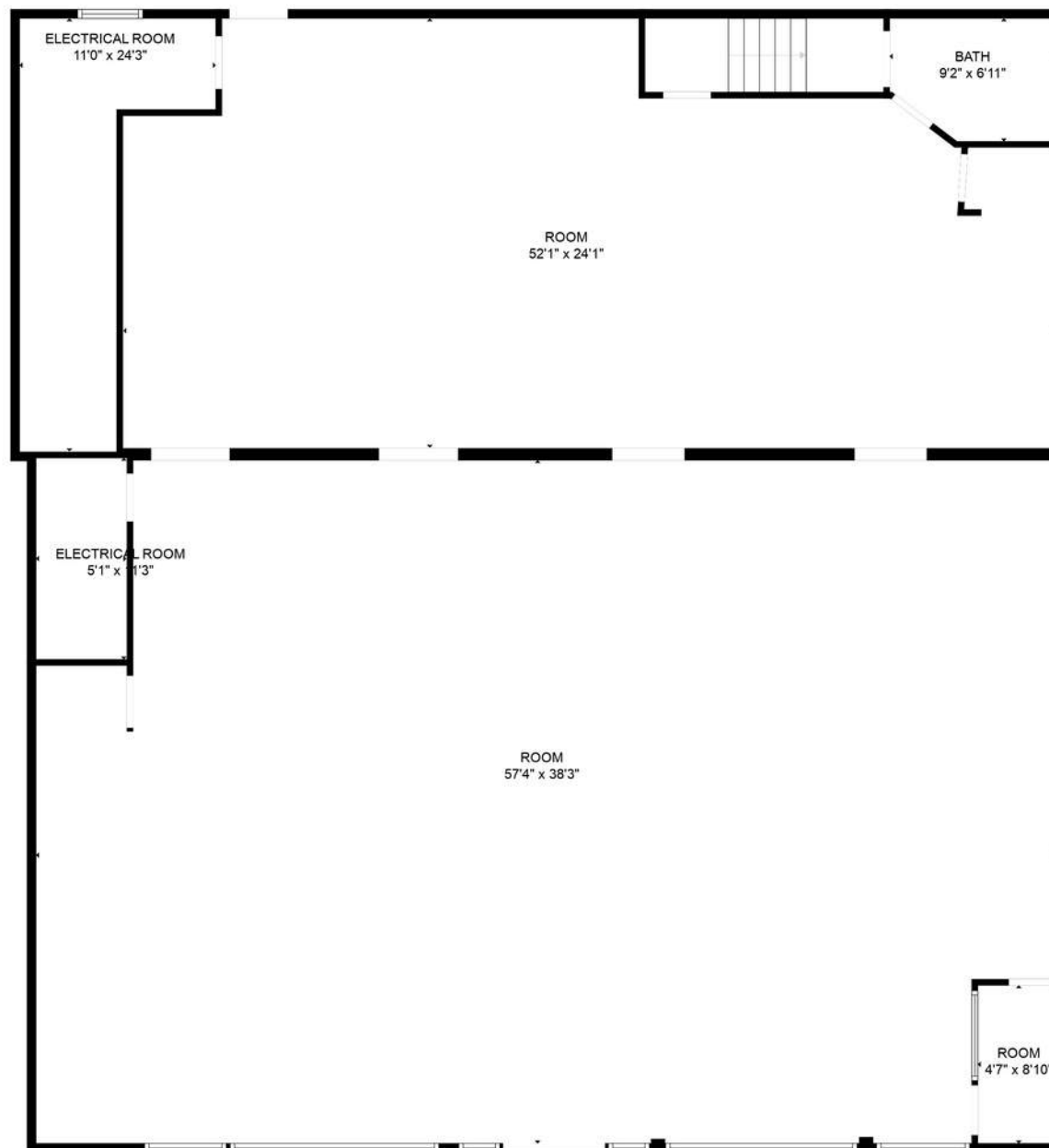


INTERIOR 2D FLOOR



EXTERIOR

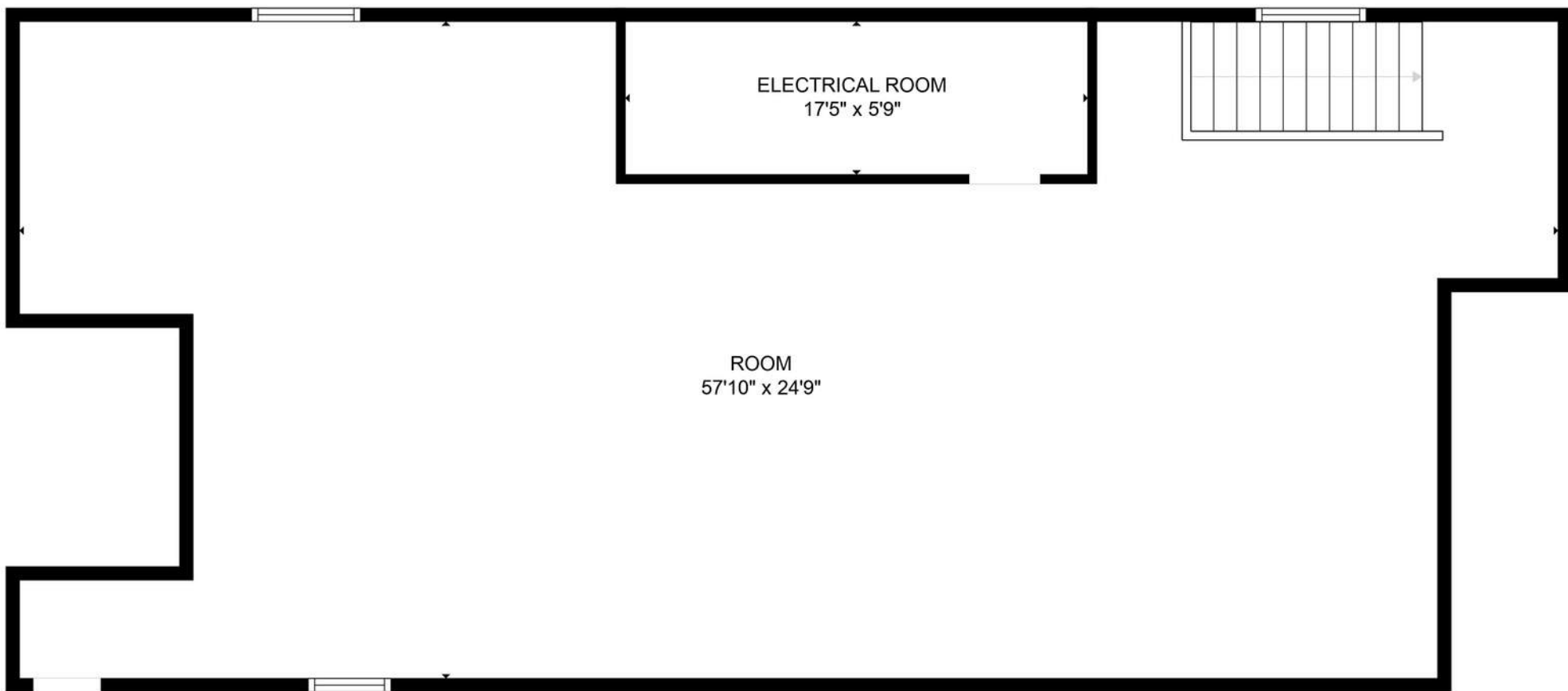




GROSS INTERNAL AREA
FLOOR 1: 3624 sq. ft, FLOOR 2: 1298 sq. ft
TOTAL: 4922 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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