

# For Sale

## 14937 DELANO STREET, VAN NUYS



### SECURE FREE-STANDING VAN NUYS BUILDING - 100% OCCUPIED - - STRONG CREDIT JEWELRY COMPANY -

#### FEATURES

- ◆ ONE MILE EAST OF THE 405 FWY ON/OFF RAMP AT VICTORY
- ◆ ONE & ONE HALF MILES EAST OF THE 101 FWY @ SEPULVEDA
- ◆ FULLY AIR-CONDITIONED INDUSTRIAL BUILDING
- ◆ NEWLY RESURFACED & REFURBISHED GATED PARKING
- ◆ ANNUAL GROSS INCOME: \$50,521
- ◆ ANNUAL EXPENSES: \$2,500
- ◆ SALE PRICE: \$800,000
- ◆ Price Per SF: \$228.57

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#### FOR MORE INFORMATION,

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"Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record." - Lance Levin, President & Jonathan Walk, Senior Associate



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COMMERCIAL INDUSTRIAL BROKERAGE