

NEW LISTING FOR SALE

Auto Dealership / Auto Repair / Hand Wash / 50 Car Parking



10505 Victory Boulevard, North Hollywood, CA 91606



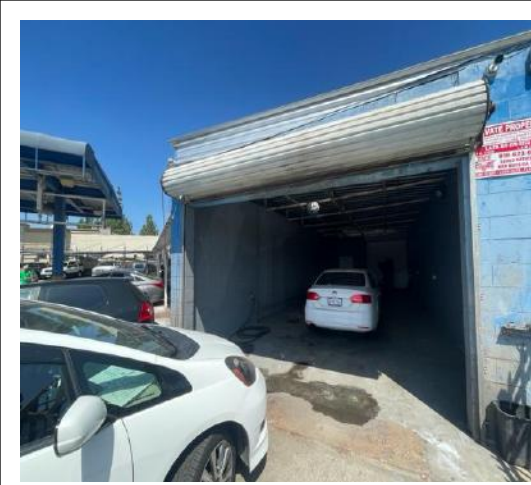
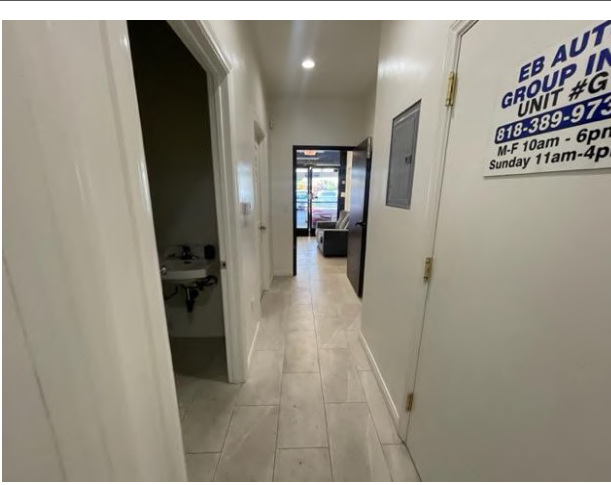
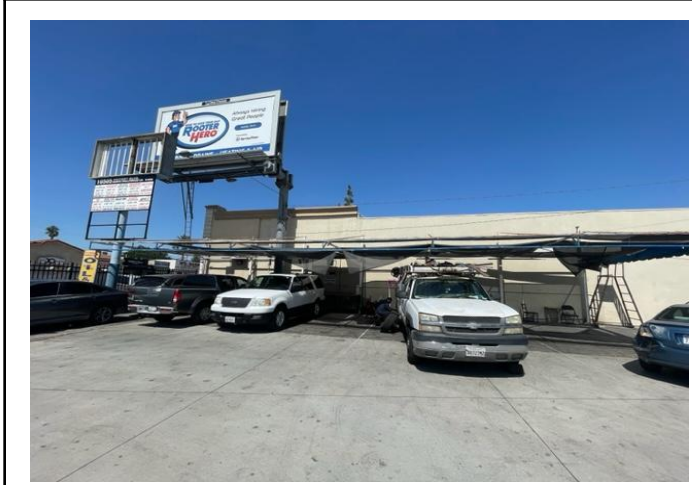
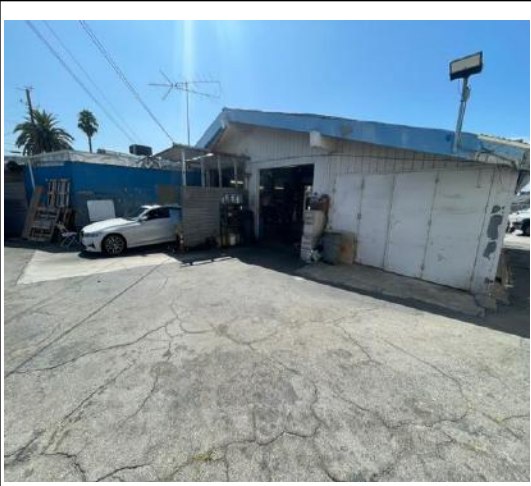
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Muselli Commercial Realtors is proud to present 10505 Victory Boulevard in North Hollywood! The property is an Automotive Center that provides auto sales, oil change, brake services, tune-ups, and hand car wash. The property is on highly trafficked Victory Boulevard in North Hollywood near the 170 Freeway and Lankershim Boulevard.

Price	\$5,000,000.00.
Lot Size	Approximately 17,424 Square Feet.
Car Capacity	The lot can accommodate approximately 50 cars.
Building Size	Approximately 3,280 Square Feet.
Year Built	1965.
Bathroom	2 Restrooms.
Zoning. APN	C2-1VL Zoning, 2412-019-004.
CAP Rate	5.32%.
Current Tenants	Used Car Dealership. 10 Mini Auto Dealers (short-term leases). Mechanic Shop / Auto Body Repair. Window Tint. Smog Check. Billboard.
Area	This property is located on highly trafficked Victory Boulevard in North Hollywood near the 170 Freeway close to Lankershim and Oxnard Boulevard. Close to local restaurants, coffee shops, and parks, adjacent to Burbank and Toluca Lake urban areas.
Demographics (5 mile radius)	Employees in the area: 24,509 Number of Households 188,316 Average Household Income \$103,689



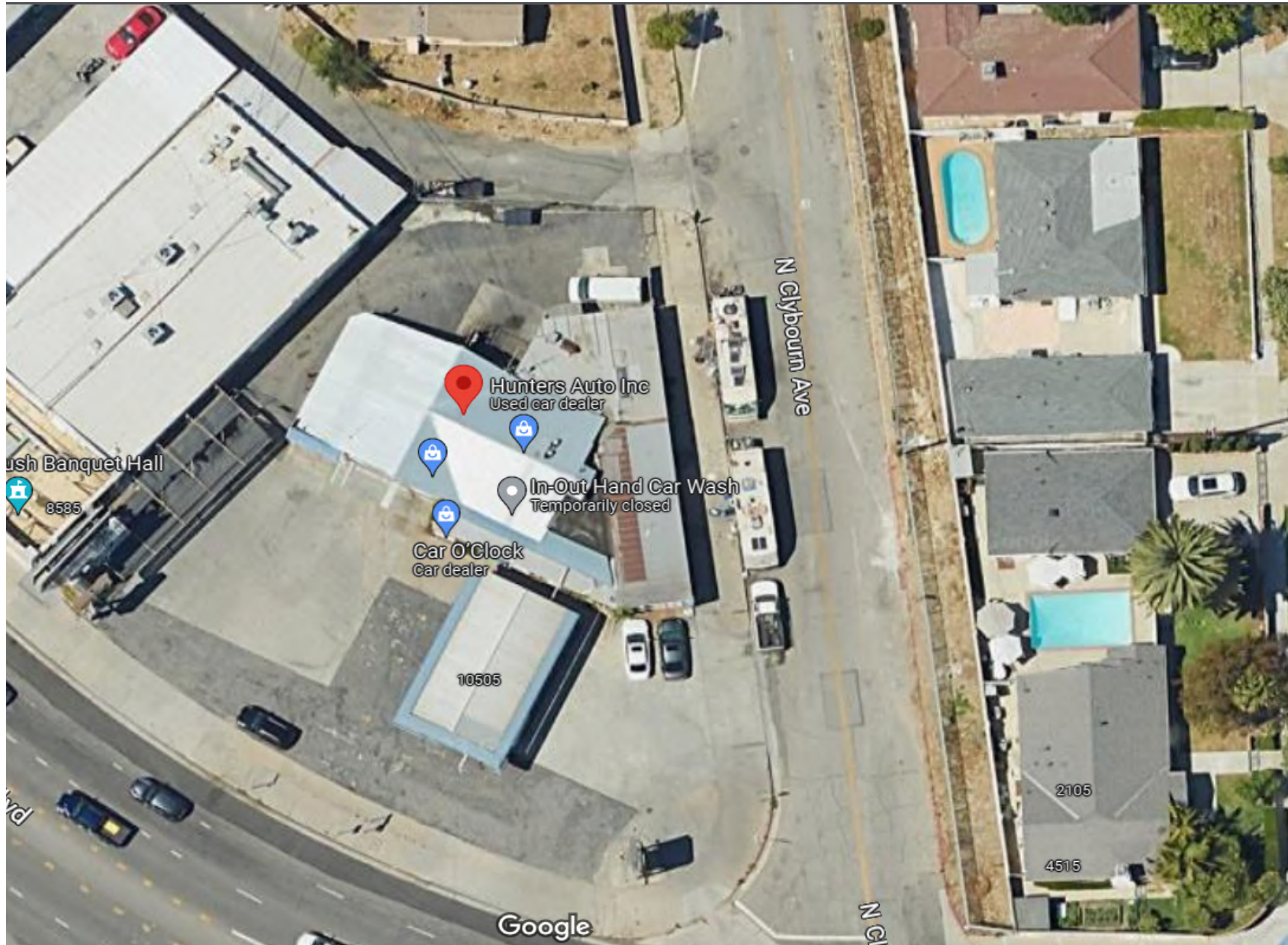


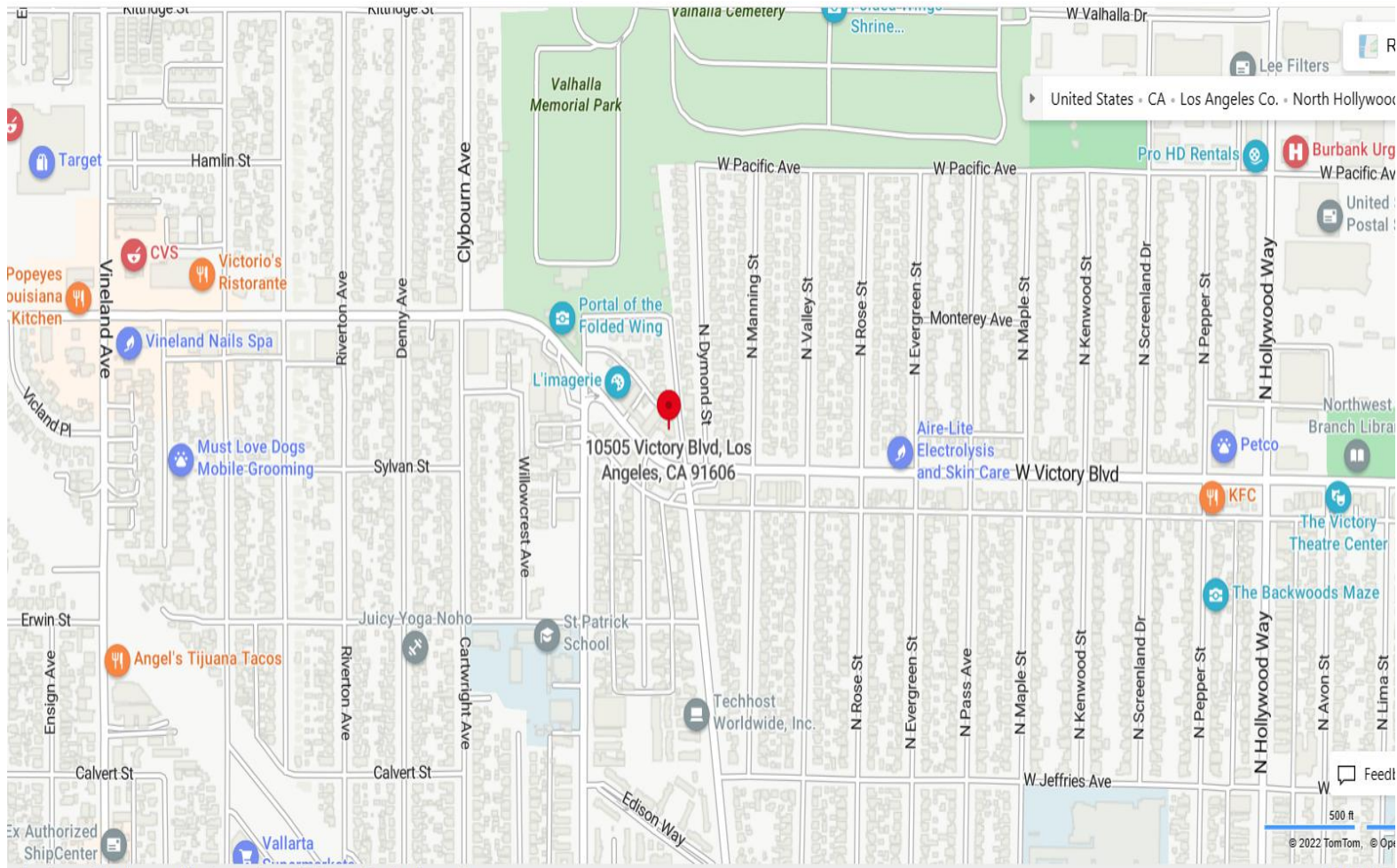


Rent Rent Roll

10505 Victory Boulevard. North Hollywood, CA 91606 September 2023 RENT ROLL

	Tenant	Monthly Rent	Parking	Term End	Option
	Hunters Auto Body	\$ 3,000.00	17	2028	5 years
	Mechanic Shop / Auto Body Repair	\$ 6,000.00	1	2028	5 years
	AE Automotive	\$ 4,500.00	1	2028	
	E&J Smog and Registration / Tint	\$ 2,500.00	1	Oct 2023	
	Arayik	\$ 5,000.00	20	2026	3 Years
	Drive Car Studio LLC	\$ 1,150.00	2	April 2024	
	ANT Motors	\$ 1,150.00	2	June 2023	
	Carlos Moran	\$ 950.00	1	Aug 2024	
	x3 Elite AutoTrade	\$ 950.00	1	12/2023	
	Kateryna Hryhorova/GCLA	\$ 950.00	1	Aug 2023	
	Apex Motorsports	\$ 950.00	1	Aug 2024	
	Brothers Motor	\$ 950.00	1	Oct 2023	
	Car OClock	\$ 950.00	1	Oct 2023	
	Billboard	\$ 364.00	0	10 Years	
	TOTAL RENT ROLL:	\$ 29,364.00			
	Annual Expenses (approximate)				
	Utilities/Maintenance	\$ 6,000.00			
	Insurance	\$ 18,000.00			
	Taxes*	\$ 62,438.00			
	NOI	\$ 265,930.00			
	CAP Rate	5.32%			
	* Approximate taxes are based on sale price of \$4,995,000.				





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DRE BROKER # 00825237**

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