PRIME SAN FERNANDO
SMALL OFFICE BUILDING ON LARGE LOT
FOR SALE
$1,350,000.00

1,031* +/- SQ. FT. OF BUILDINGS ON 12,499* +/- SQ. FT. OF LAND

1110 N. MACLAY AVENUE, SAN FERNANDO, CA 91340

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley	**Alex S. Paley**	**Benjamin L. Paley**
richard@paleycommercial.com	alex@paleycommercial.com	ben@paleycommercial.com
DRE: 00966353	DRE: 02073925	DRE: 02074047

* Buyer to Verify

![Paley Commercial Real Estate, Inc. logo]

SAN FERNANDO
PRIME OFFICE & YARD PROPERTY
FOR SALE

LOCATION: 1110 N. Maclay Avenue, San Fernando, Ca 91340

BUILDING SIZES: 1,031 +/- square feet (possible additional square footage added)

LOT SIZE: 12,499 +/- square feet of land

A.P.N. #: 2515-030-016

PRICE & TERMS: $1,350,000.00 (Cash, cash to a new loan)

ZONING/YEAR BUILT: SFC2-R1 / 1925
(Property is Governed by the San Fernando Corridor Specific Plan area SP-5)

PARKING: Large Secured Lot with storage buildings in rear

CURRENT USE: Pool Construction Company

LEASE SUMMARY: Pool Tenant pays $3,210.00 per month, Modified Gross. Lease is on a month to month Tenancy.
Sign Tenant pays $615.24 per month on a month to month tenancy with ninety (90) days notice to amend or cancel.

COMMENTS: This Property offers a unique opportunity to purchase the property as an owner user for a business that requires a large lot with a small office building. Alternatively, this property can be redeveloped with multiple options available by the city of San Fernando. Billboard income is also an added bonus!

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1110 N Maclay Avenue, San Fernando, CA 91340

SITE

SCALE 1" = 80'

2515 30

1994

CODE 660

FOR PREV. ASSMT. SEE: 493 - 5 & 44

MACLAY

KNOX ST.

AVE.

8TH ST.

MACNEIL
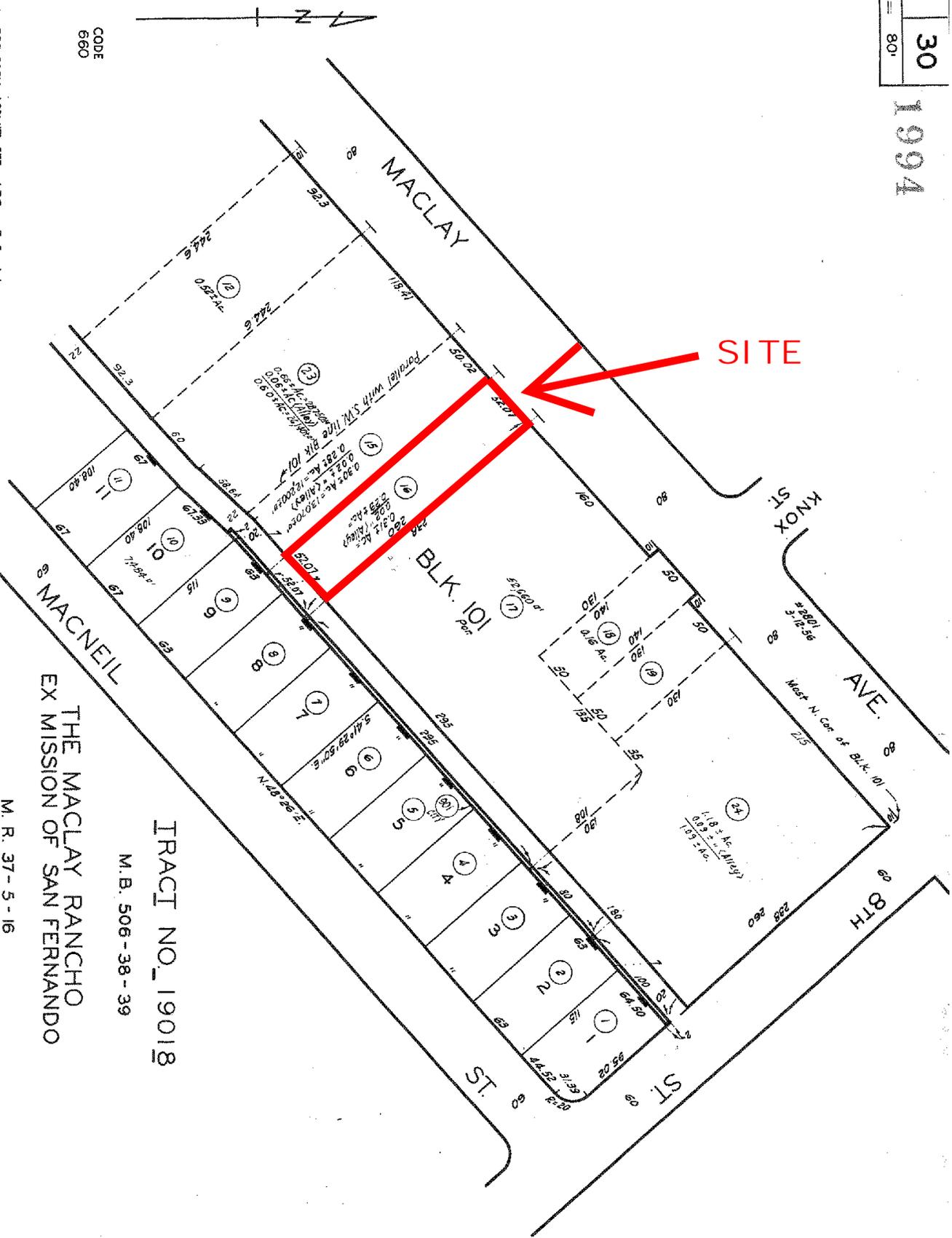
THE MACLAY RANCHO
EX MISSION OF SAN FERNANDO

TRACT NO. 1908

M.B. 506-38-39

M. R. 37-5-16

BLK. 101

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