



SALE

Maclay Street Mixed Use

13254 MACLAY ST

San Fernando, CA 91340

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------|
| SALE PRICE: | \$1,825,000 |
| BUILDING SIZE: | 3,788 SF |
| LOT SIZE: | 0.18 Acres |
| PRICE / SF: | \$481.78 |
| NOI: | \$47,030 |
| YEAR BUILT: | 1956 |

PROPERTY OVERVIEW

A rare, bite-sized mixed use property, consisting of two (2) structures and a two-sided billboard. A 2345 SF, multi-tenant strip center fronts Maclay Street and in the rear of the same parcel is a two-story duplex, with an approximate 1443 SF footprint, including a two-car garage, that is divided into two, one car units, one for each tenant of the duplex.

PROPERTY HIGHLIGHTS

- Upside potential in rental increases for the duplex as moratorium is set to expire in early 2024 with current leases on month to month tenancy.
- Upside potential in rental increases for current below market rents on retail strip center tenants, including the ability to convert to NNN leases upon expiration in early 2024.
- Tremendous upside in monthly billboard income as lease is set to expire in October 2024.

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ADDITIONAL PHOTOS



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