

Single-Tenant Retail Opportunity | \$800,000
13242 & 13242 1/2 Riverside Dr. Sherman Oaks, CA 91423



Potential for interest only
 Seller financing



Opportunity to subdivide the space
 into a 2-tenant retail property



Significant value-add
 opportunity with $\pm 76\%$ upside
 in rental income



2 Individual electric meters & hot water
 heaters



Newly installed 200-amp
 commercial main panel and
 sub-panel



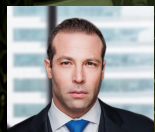
The property includes a 5-car
 parking lot



Potential to be vacated after the close
 of escrow



RAY RODRIGUEZ
 Founding Partner
 Multifamily Investment Sales
 CA License #01402283
 T. 866-582-7865
 E. ray@lucrumre.com



MATT FREEDMAN
 Partner
 Commercial Real Estate Sales
 CA License #01487954
 T. 818-755-5551
 E. matt@lucrumre.com



LUCRUM

