

5 UNIT BUSINESS PARK



1501 CELIS STREET, SAN FERNANDO, CA 91340
Corner of S. Huntington Street

5 unit business park—5,056 square feet

10,058 square feet of SP-5 zoned land

All units on month-to-month tenancies

Value added—property needs some refurbishment

Low rents with huge upside potential

Phase I & Phase II Reports completed

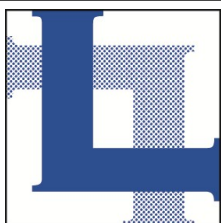
\$1,475,000

Please do not disturb tenants—inspection with accepted offer

Exclusively represented by
Paul P. Locker, CCIM, SIOR, PMC

FOR SALE

PMC
PROPERTY MANAGEMENT CERTIFICATION



LOCKER
REALTY CORP.

818.956.8800

www.LockerRealtyCorp.com



Individual
Member



DRE Lic. #01220314
#02042057

PROVIDING SERVICE WITH EXPERTISE

601 E. GLENOAKS BLVD., SUITE 200, GLENDALE, CA 91207-1736

1501 Celis Street, San Fernando, CA 91340

Physical Details

Building: 5,056 square feet
Land: 10,058 square feet
Assessor Parcel Number: 2612-006-026
Zone: SP-5
Year Built: 1973
Construction: Concrete block, panelized roof system
Cooling: Five (5) roof mounted evaporative (swamp) coolers
Cross Street: corner of S. Huntington Street

Rent Roll (effective 5/1/2025)

Unit	Monthly Base Rent	Lease Expiration	Lease Type	Option to Extend
A, D & E	\$3,165.00	Mo-to-Mo	MG	No
B & C	<u>\$2,316.00</u>	Mo-to-Mo	MG	No
	\$5,481.00			

Operating Expenses (2024)

Real property taxes \$ 8,050.69
Property insurance \$ 2,800.00
Water/sewer \$ 2,170.00
Trash service \$ 2,356.88
Business license \$ 90.00
Repairs & maintenance \$ 1,875.00
\$17,342.57

Investment Detail (2024)

Annual Gross Income \$61,524.00
Less Expenses \$17,342.57
Net Operating Income \$44,181.43
Cap Rate 3% current
Cash on Cash Yield 3% current

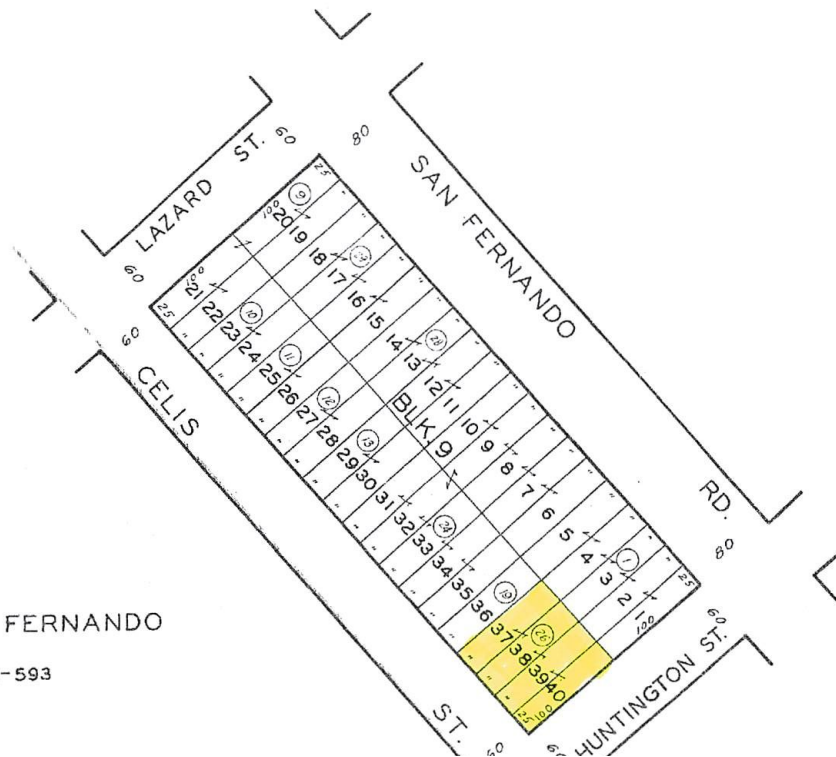
Note: All figures and information are deemed to be reliable;
however, Buyer to perform their own independent investigation into all aspects of the Property.

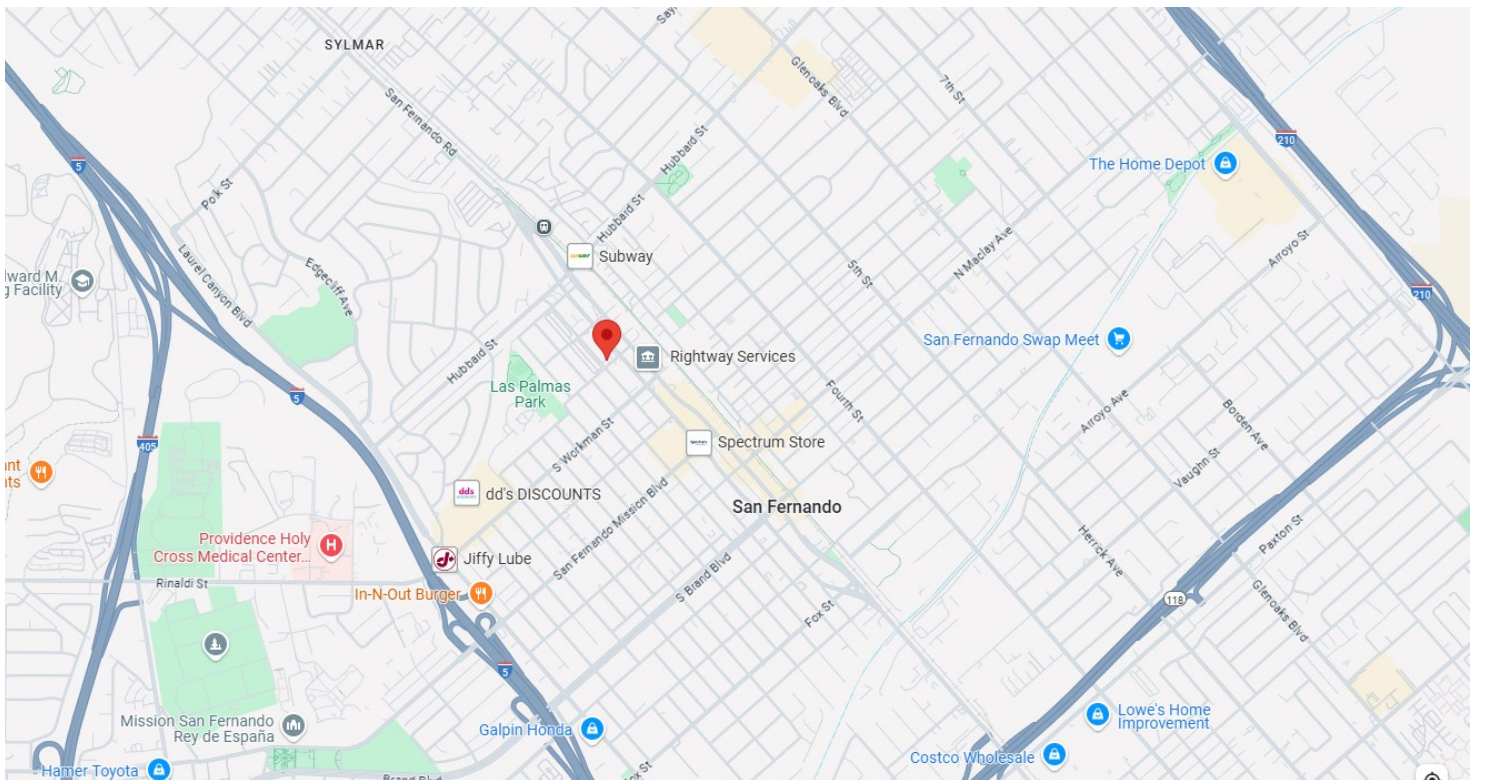
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CITY OF SAN FERNANDO

M.R. 2-591-593





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