

**FOR SALE BY OWNER,  
-REGAL PARTNERS-**

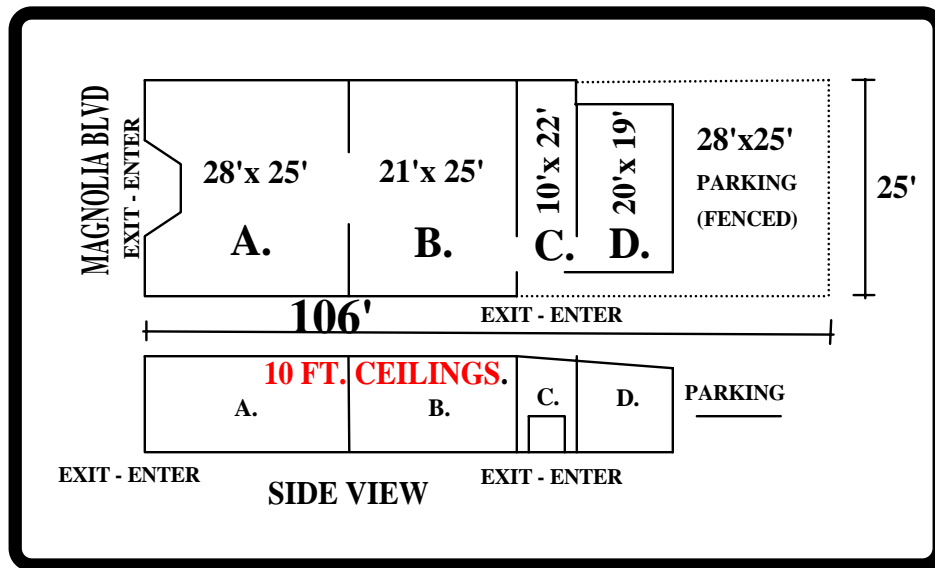
**CALL:818-985-4156**

SEE THIS PROPERTY ON THE INTERNET:  
[WWW.NEWAUTHORITY.COM](http://WWW.NEWAUTHORITY.COM)

★ **FOR SALE COMMERCIAL PROPERTY** ★

10867 MAGNOLIA BLVD., NORTH HOLLYWOOD, CA. 91601

**LOT: 2750 SQ.FT. BUILDING: 1825 SQ.FT.**



- ◆ **ZONING C-4-1-CA\***
- ◆ **PARKING IN REAR & STREET**
- ◆ **NEAR 101, 170 & 134 FREEWAYS**
- ◆ **ACROSS FROM RALPHS GROCERY**
- ◆ **NEAR METRO RED & ORANGE LINE STATIONS**
- ◆ **WITHIN CITY OF L.A. REDEVELOPMENT AREA**

Commercial users please note the potential of this property in a prime area near Universal Studios, Disney Studios and Warner Brothers. Nearby are the Magnolia – Vineland Center, Ralphs Grocery, Starbucks, Hollywood Video and Radio Shack. This area also contains many world famous recording studios. If you are in the recording industry, you know this area. The nearby freeways and the North Hollywood Metro Red & Orange Line Stations make this property exceptionally accessible.

\* *Combined commercial and residential uses.*

Information deemed to be reliable although not guaranteed.

1-MAR-06