

Nordine Realtors
 2629 Manhattan Avenue #290
 Hermosa Beach, CA 90254
 310-379-8800 Fax 310-379-5220 Fax On Demand 310-937-4742

STATUS: [Active](#) **ADDRESS:** [8919 WESTERN AVE, LOS ANGELES, CA 90047](#)

LP: [\\$189,000](#)



MLS

[Add'l Photos](#)



[Larger Map](#) [Aerial Map](#) [Plat Map](#)

COMMERCIAL RETAIL

LOT SF: 2831
TOT SF: 1750
% OCCUP: 100%
YEAR BUILT: 1946
LEASE TERM: month to month
RENTABLE Y/N: Yes
UTILITIES: Tenant
SPRK Y/N: No
BLDG NAME: hair salon
PREV USE: hair salon
USABLE Y/N: Yes
IMP % TAX:
OTHER EXP:

AREA: (36) Metropolitan Southwest
#FLRS TOT: 1
MIN SF: 1750
LR MTH: 1300
LR MDG Y/N: No
RNT ADJ: 0
LOAD %: 0
JANITOR: Tenant
TI ALLOW: 0
#ELEVS: 0
NET OP iNC: 15600
REPMINT EXP:
#PRKING SPC: 4

MLS#: 09-417469
#FLRS AVAIL: 1
OFF SF: 1750
LR SF: 0
POSS: 0
3PRTY RIGHTS: No
GR RNT MULT: 0
AIR COND: Tenant
CONST: Stucco
PUBREC USE: COMMERCIAL/INDUSTRIAL
ANN GR INC: 15600
CAP RATE: 11.00
LNDSCP EXP:
SALE/LEASE: Sale

MAP: [703/H3](#)
FLR SF: 0
RET SF: 0
LR FSG Y/N: No
INSUR EXP:
\$/SF: 0.00
TRIPLE NETS: 0
#SPACES: 0
ACT/PRO: Actual
ANN DEBT: 0
UTILS EXP:

APN: [6036-017-006](#)
RE TAXES: 0
ADD PARCEL#:
LR NET: No
USABLE Y/N: Yes
INSURANCE: Tenant
COST PER SPACE: 0
ZON: LAC2
VAC RESRV: 0
PRETAX INC: 0
MGMT EXP:

DIRECTIONS: S. of Manchester

REMARKS: Bank owned. 2 stores on street to alley lot with 4 + car parking in rear & separate meters. OWC 1st TD: 20% down, 8%, 5 years. Both rented mo. to. mo, no leases. NO RENT CONTROL. [Private Remarks](#) [Report a Violation](#)

LP: \$189,000
LD: 12/21/2009

DOM: 23
CD:

SP:
SD:

SSP:
WD:

OLP: \$189,000

LA1: [Leo Nordine](#)

LA1#: 310-379-8800

LA1 CELL:

LA1 OTHER:

LA2:

LA2#:

LA2 CELL:

LA2 OTHER:

LA1 EMAIL: nordine@nordine.com

LA2 EMAIL:

LA1 FAX#: 310-379-5220

LO1: Leo Nordine Realtors

LO1#: 310-379-8800

LA2 FAX#:

LO2:

LO2#:

LA2 FAX#:

CSO: 2.5%

LT: ER

LBA: No

BAC: Yes

LS: No

EO: No

PROBATE:

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Leo Nordine DRE# 00961679