

**Ingenious**  
asset group inc  
Real Estate Management & Brokerage  
17277 Ventura Blvd Suite 207  
Encino, CA 91316  
CA DRE #01905917

# STANDARD SALE

**FOR SALE AFTER 66 YEARS!**  
**SOLD AS IS AND WHERE IS.**

**MLS # 20-624866**

**8740 & 8746 Baird Ave, Northridge, CA 91324**

**Asking Price:**  
**\$1,995,000.**

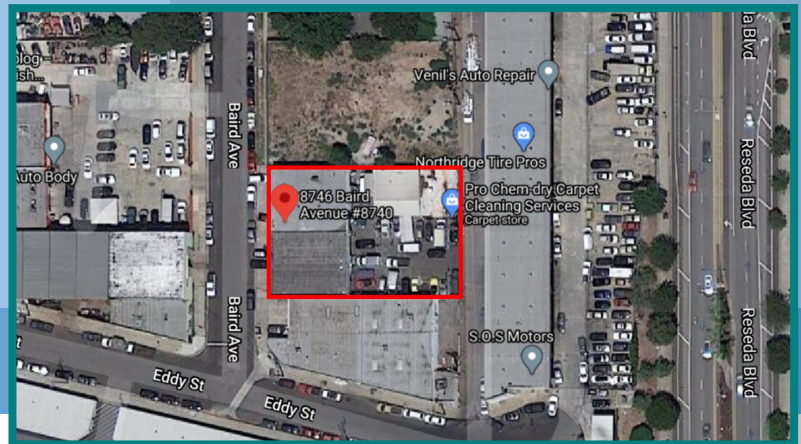
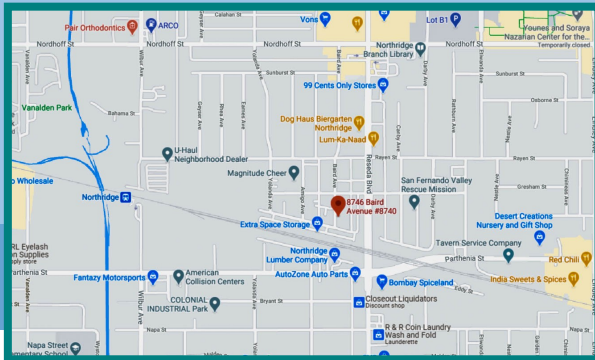


- Auto repair and body shop with paint booth zoned LAM1 in Northridge.
- Approx. 6,864 SF with two separate buildings. Main building in the front is approx. 6,000 SF of class "C" masonry block construction, with two separate rental units, currently rented to one tenant.
- The second structure in the rear is a single level building with approx. 864 SF. Current rent for the property is \$9,179.00/mo., and the lease term is until March 2021.
- Tenant has one 5-year option at market rents. Current lease is a modified gross lease with tenant responsible for all utilities, and Owner responsible for property taxes and property insurance.
- 15 parking spaces at the back of the subject property with access from the alley.

**Year Built: 1948**

**Zoning: LAM1**

**Approx. Bldg. Sq. Ft: 6,864 Approx. Lot Size Sq. Ft: 14,999**



**Call to Schedule a Showing!**



**Vineendra**  
**"Vinny" Jain**

*Co-President, Broker/Officer*

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**WWW.IAGPM.COM**

**ASSETS SERVED**

**SINGLE FAMILY HOMES \* CONDOS**

**APARTMENTS \* RETAIL \* OFFICE**

**INDUSTRIAL**

*If your property is currently listed with another broker, this is not intended as a solicitation. Broker/Agent does not guarantee accuracy of the square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of all info through personal inspection and with the appropriate professionals. All prices advertised are the last asking price.*