

EXCLUSIVELY LISTED BY APLA GROUP

# 17725 Rhoda St

ENCINO, CA



## PRICE:

CALL FOR PRICE

## INVESTMENT HIGHLIGHTS:

- Great Encino Location
- OWNER/USER OPPORTUNITY!
- On-Site & Street Parking
- Unit Mix: 6-Commercial
- 3,576 SQR FT + 1,224 SQR FT Warehouse = 4,800 TOTAL SQR FT
- Minutes From CA-101 Freeway
- Freeway / Transit Access
- 4 Units Delivered Vacant

**apla**GROUP

### KW COMMERCIAL

4605 LANKERSHIM BLVD  
SUITE #635  
TOLUCA LAKE, CA 91602

### PRESENTED BY:

**MICHAEL PESCI**  
VP OF INVESTMENTS  
BRE # 01274379  
(818) 432-1627  
MIKE@APLAGROUP.COM

**JAMES ANTONUCCI**  
VP OF INVESTMENTS  
BRE # 01822661  
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**ANTHONY QUINTERO**  
INVESTMENT ASSOCIATE  
BRE # 01192373  
(818) 432-1571  
ANTHONY@APLAGROUP.COM

# 6 UNIT OFFICE BUILDING ON RHODA ST

## RENT ROLL

UNIT #	NOTES	UNIT TYPE	UNIT SQFT	CURRENT RENT	LEASE END DATE	MARKET RENT
1	Vacant	Commercial	274	\$685		\$685
2	Vacant	Commercial	824	\$2,060		\$2,060
3	Vacant	Commercial	825	\$2,063		\$2,063
4	Tenant (Unit 4)	Commercial	661	\$1,322	01/31/2026	\$1,653
5	Vacant	Commercial	992	\$2,480		\$2,480
6	Warehouse	Commercial	1224	\$2,446	01/31/2026	\$3,060
<b>TOTAL:</b>			<b>\$4,800</b>	<b>\$11,056</b>		<b>\$12,000</b>

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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## FLOORPLAN

17725 Rhoda Street | Encino, CA 91316



Presented By : APLAgroup | 213. 820.1335 | mike@aplagroup.com | aplagroup.com

All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently flooran.com

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## PHOTOS



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AERIAL VIEW

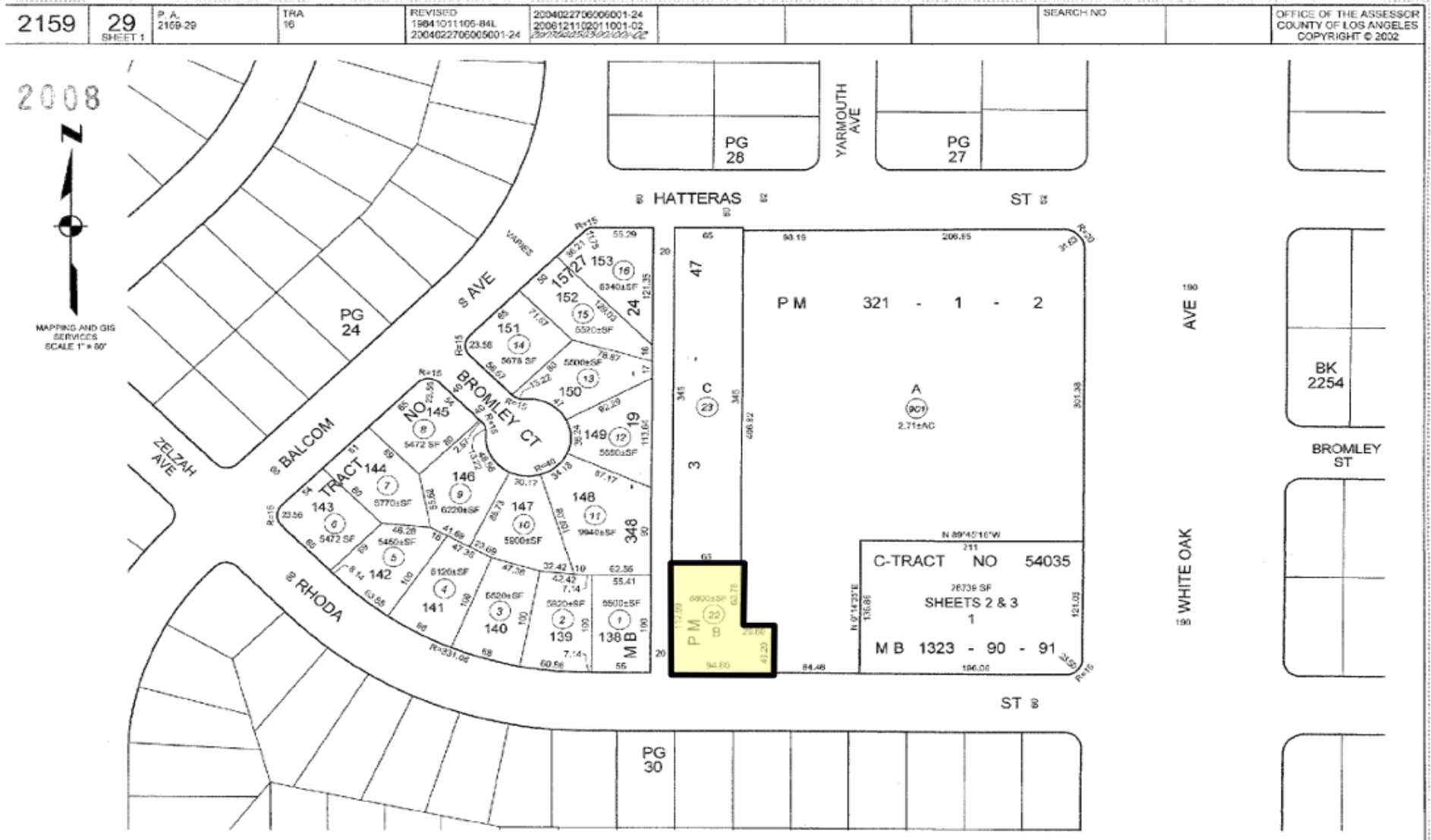


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PARCEL MAP



MICHAEL PESCI, JAMES ANTONUCCI, & ANTHONY QUINTERO

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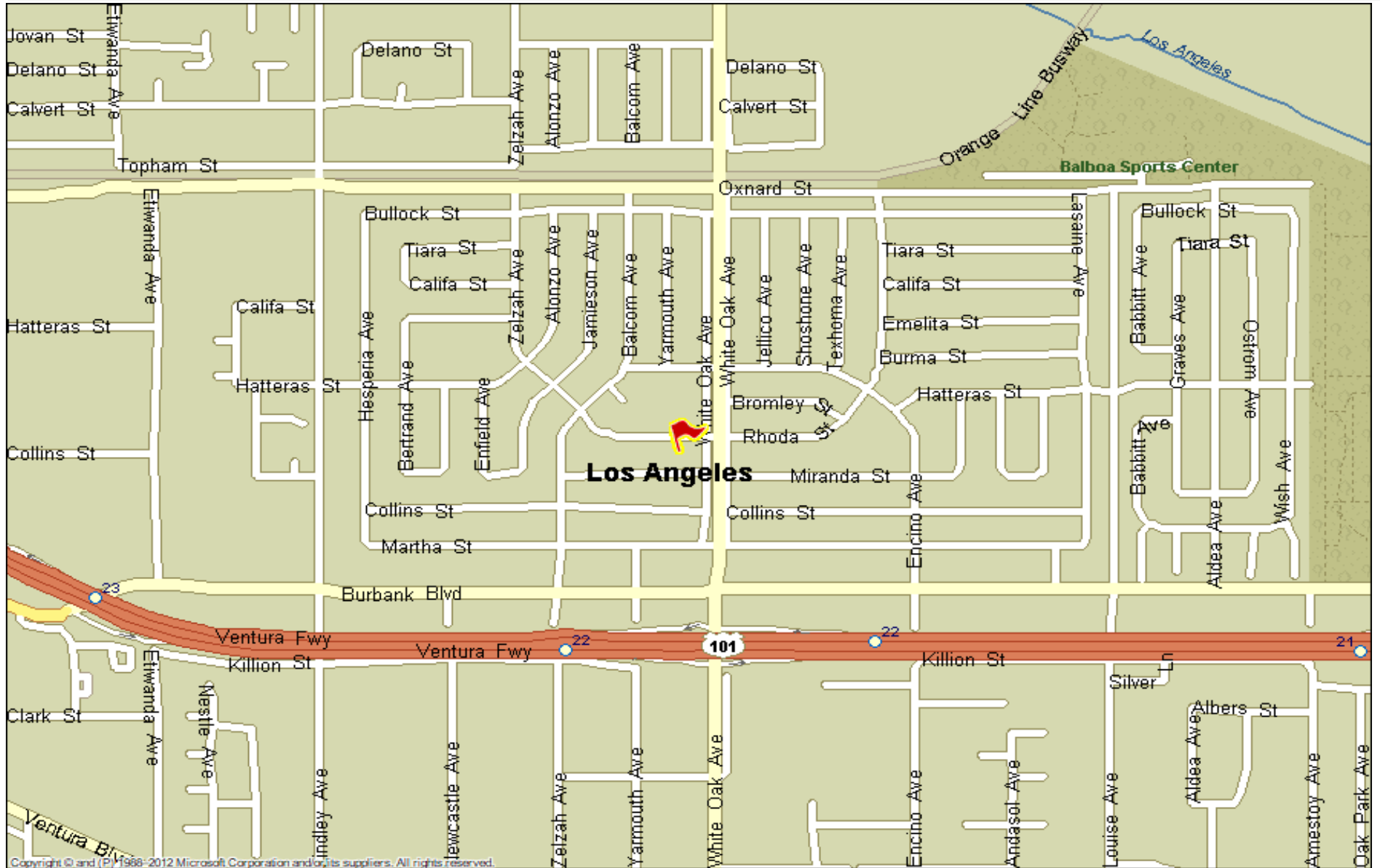
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## STREET MAP



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## AMENITY MAP



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