

# **\$7,825,000 - 8615 Balboa Boulevard, Northridge**

MLS® #25552861

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## **\$7,825,000**

3 Bedroom, 3.00 Bathroom, 32,452 sqft  
Residential Income on 1 Acres

N/A, Northridge,

54 units plus 1 non-conforming unit in Northridge. Great value add opportunity. Long term owner - 1st time on the market in more than 30 years. Huge upside in the rents - RENTS ARE 45%BELOW MARKET. The property consists of 43 singles, 10 - 1bedroom - 1 bath and 2 - 2 bedroom + 1 bath units. There is 32,452 square feet of building and it sits on a 38,701 square foot lot. New water heaters. Opportunity to add ADUs. New electrical panels. Wall Air Conditioners in all the units. 54 parking spots. New carpet in the entry and hallways. Large patio area on the 2nd floor overlooking the pool. On site laundry. The property is centrally located in the San Fernando Valley, minutes from California State University, Northridge, Matador Bowl and the Northridge Fashion Square Mall. Close to shops, restaurants and easy freeway access. PROPERTY CAN BE PURCHASED WITH 40 UNITS LOCATED AT 8567 BALBOA BLVD. This is an excellent opportunity to acquire 94 units in a prime San Fernando Valley location.



Built in 1964

## **Essential Information**

MLS® #	25552861
Price	\$7,825,000
Bedrooms	3
Bathrooms	3.00
Square Footage	32,452

Acres	0.89
Year Built	1964
Type	Residential Income
Status	Closed
Listing Agent	Michael A Salerno
Listing Office	Michael Anthony Salerno

## Community Information

Address	8615 Balboa Boulevard
Area	NR - Northridge
Subdivision	N/A
City	Northridge
County	Los Angeles
Zip Code	91325

## Amenities

Parking Spaces	54
Parking	Covered, Gated, Carport
Garages	Covered, Gated, Carport

## Interior

Appliances	Refrigerator
Heating	Wall Furnace
# of Stories	2
Stories	One

## Additional Information

Date Listed	June 16th, 2025
Days on Market	57
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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