

INVESTMENT HIGHLIGHTS

396 | WEST
DRYDEN
STREET

Glendale, CA 91202

**EXTREME
UPSIDE
POTENTIAL**

Property Features

Americana Real Estate Services is proud to present the pride of ownership Dryden West Apartments - a remarkable eleven (11) unit multifamily investment opportunity, built in 1986 and located in an exceptional non-rent controlled area of Glendale, North of Glenoaks on a quaint street. The well-maintained two story structure offers gated subterranean parking. A bountiful unit mix consisting of 10(2BD+2BA) and 1(1BD+2BA townhouse style), rarely found in assets like this. Many of the units have been upgraded and each unit is appx. 1,000sqft while ALL of the upper units have sky high ceilings. All units have Central AC/Heat and individual water heaters. Laundry area consists of 2 brand new Washers and 2 Dryers (owned). With a combined building income of \$16,760 and most tenants on month to month leases, Dryden West offers extreme upside (see projected rents attached). In addition to its superb characteristics, the property is within minutes from the luxurious Americana at Brand, Glendale Galleria, Whole Foods and Trader Joes. With ease of management, no rent control, and strong (40%) upside in rents, Dryden West offers an investor to take over an exceptional, low-maintenance asset.

11 Units

1986 Year Built

10(2BD+2BA) & 1(1BD+2BA)

Separate Water Heaters

North of Glenoaks

40% Upside in Rents

Ease of Management

Central AC/Heat All Units

High Ceilings in Upper Units

