1514 N Zaragoza RD, Bldg B





Fully leased office building for SALE!

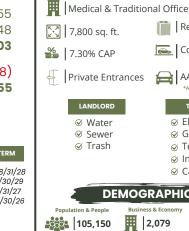
This fantastic investment opportunity is located in a lovely, well maintained 12 acre master planned commercial subdivision, and a part of a condominium owner's association. This property has not been on the market in nearly 15 years. All leases are modified gross with pass thru's to tenants on expenses.



FINANCIAL INFORMATION

Rental Income \$124,955 \$52,748 **CAM Income** \$177,703 **Total**

CAM Expense (\$52,748) **Net Operating Income** \$124,955



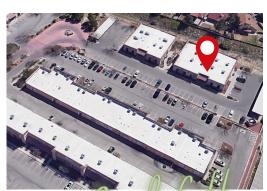
@ Water

RENT ROLL

SUITE	AREA (SF)	\$/SF	ANNUAL	START TERM
Suite B-1	2,415 sf	\$21.25	\$51,318	9/25/23 - 8/31/28
Suite B-2	1,620 sf	\$21.25	\$34,425	7/1/24 - 6/30/29
Suite B-3	2,097 sf	\$22.88	\$47,985	2/1/25 - 1/31/27
Suite B-4	1,668 sf	\$21.25	\$35,445	12/1/23 - 11/30/26

OFFERED AT

\$1,711,000





DEMOGRAPHICS

PROPERTY OVERVIEW

Refrigerated Air

Covered Parking

AADT 23,521