

# BEAUTIFUL PRIVATE OFFICE FOR SALE OR LEASE

## 1919 GRAND CANAL BLVD. | SUITE C-7 STOCKTON, CA



### CONTACT:

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# AVAILABLE FOR SALE OR LEASE

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## SITE OVERVIEW:

A beautifully renovated interior and existing office buildout make this property an exceptional move-in-ready opportunity. Abundant on-site parking enhances accessibility and convenience.

## FEATURES:

- 911± SF Office
- Six (6) private offices
- Kitchenette
- Pond views
- Great security
- Great natural light
- Estimated monthly HOA \$400
- Estimated monthly Property Tax \$267.25

**PURCHASE PRICE: \$230,000**

**LEASE RATE: \$1.40 PSF/NNN PER MONTH**



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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