



3 FRANCHISE TENANTS OF NNN INVESTMENT PROPERTY FOR SALE

A GREAT OPPORTUNITY

3505 COFFEE RD • BAKERSFIELD



KEVIN LEE

REALTOR

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6071 Beach Blvd, Buena Park, CA 90621

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3505 COFFEE RD • BAKERSFIELD

3 franchise tenants of NNN investment property for sale in Bakersfield!!!
CAP rate is 5.25%. Price:\$3,530,000 Tenants: FedEx office, Flame Broiler restaurant and Dickey's Barbeque Pit restaurant Built in year 2008, Long term lease, Building size 5,832 sf, Lot size 27,878 sf Good price/Good location/Good investment/Good opportunity/Good for the buyer looking for 1031 exchange property!!!

5,832
SQFT

27,878
SQFT LOT

2008
BUILT

1
LEVEL

3
UNITS

OFFERED AT **\$3,530,000**



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