

Commonwealth Management, Inc
Real Estate
(Brokers License 00821583)



FOR SALE OR LEASE – DOWNTOWN FAIRFIELD COMMERCIAL BUILDING

LOCATION: 835-837 Texas St, by Jackson, one block from "Welcome to Downtown Fairfield" arch, short walk to County offices

DESCRIPTION: One story 2650 sq.ft. commercial building on approximately 39' x 100' lot. Divisible into 850 sq.ft. and 1800 sq.ft. storefronts. Vehicle unloading or parking available in rear via public alley.

PRICE: \$580,000 Seller financing possible for qualified buyer
\$2.00 per sq.ft per month on lease basis, modified gross, owner pays taxes/ins. structural maintenance. Tenant pays utilities, interior maintenance.
Tenant improvement allowance negotiable.

Hard to find - small storefronts in growing Fairfield market. Former kitchen damaged by plumbing leak. Now demolished/ available for build to suit.

Former bakery, now available for restaurant, bar, retail use.

Target site by City of Fairfield. Fund still available for building and space improvements.

For further information, contact Ted Dang, agent/part owner 510-832-2468