

# MIXED USE FOR SALE

**SALE PRICE**  
**\$2,601,082**

10701 MONTGOMERY BOULEVARD NORTHEAST



## OFFERING SUMMARY

<b>BUILDING SF:</b>	17,211
<b>PRICE / SF:</b>	\$151.13
<b>PROFORMA NOI:</b>	\$240,656
<b>MARKET CAP RATE:</b>	9.03%
<b>AVAILABLE SF:</b>	6,244 RSF
<b>LOT SIZE:</b>	2.23 Acres
<b>SIGNAGE:</b>	Building and Pylon
<b>PARKING RATIO:</b>	5:1000
<b>YEAR BUILT:</b>	1980
<b>ZONING:</b>	NR-C (Non-residential commercial)

## Property Highlights

- 17,211 square feet: Constructed in 1980 with generous parking, offering 119 spaces.
- Flexible Space: 2 contiguous suites, ideal for both investors and owner/users.
- Attractive Pricing: Priced at 50% of replacement cost with in-place rental rates below market.
- Prime Location: Situated in the desirable Far Northeast Heights area with high visibility along Montgomery Blvd and 33,400 daily vehicle passages.
- Excellent Exposure: Building and monument signage options available.



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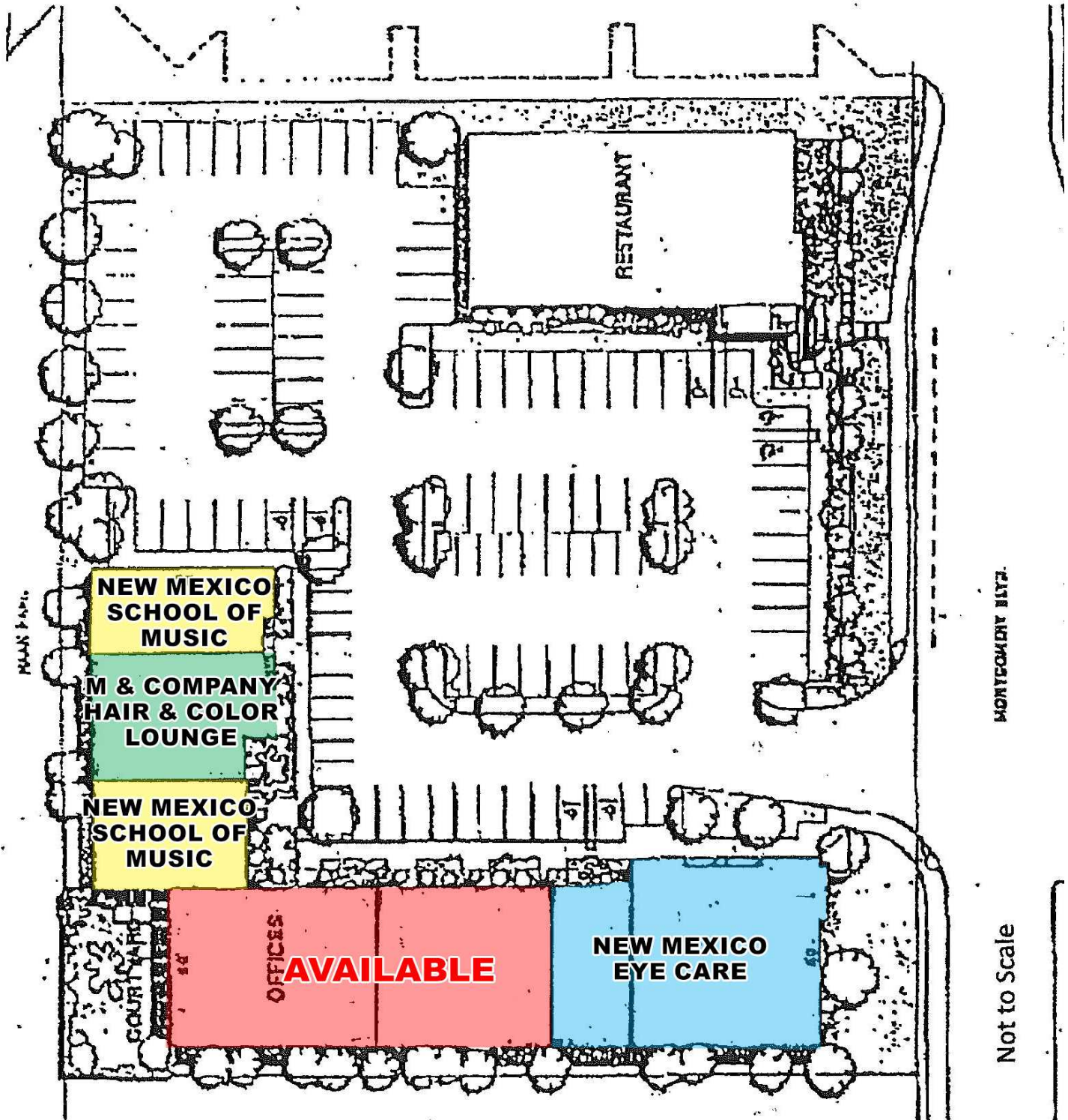
### REA | REAL ESTATE ADVISORS

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# SITE PLAN

10701 MONTGOMERY BOULEVARD NORTHEAST



# FLOOR PLAN - SUITES D & E

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