



116 W 6th St

116 W 6th St, Hanford, CA 93230



Ninus Malan

Majesty Real Estate

6745 Fashion Hills Blvd, San Diego, CA 92111

ninusmalan@yahoo.com

(619) 750-2024





116 W 6th St

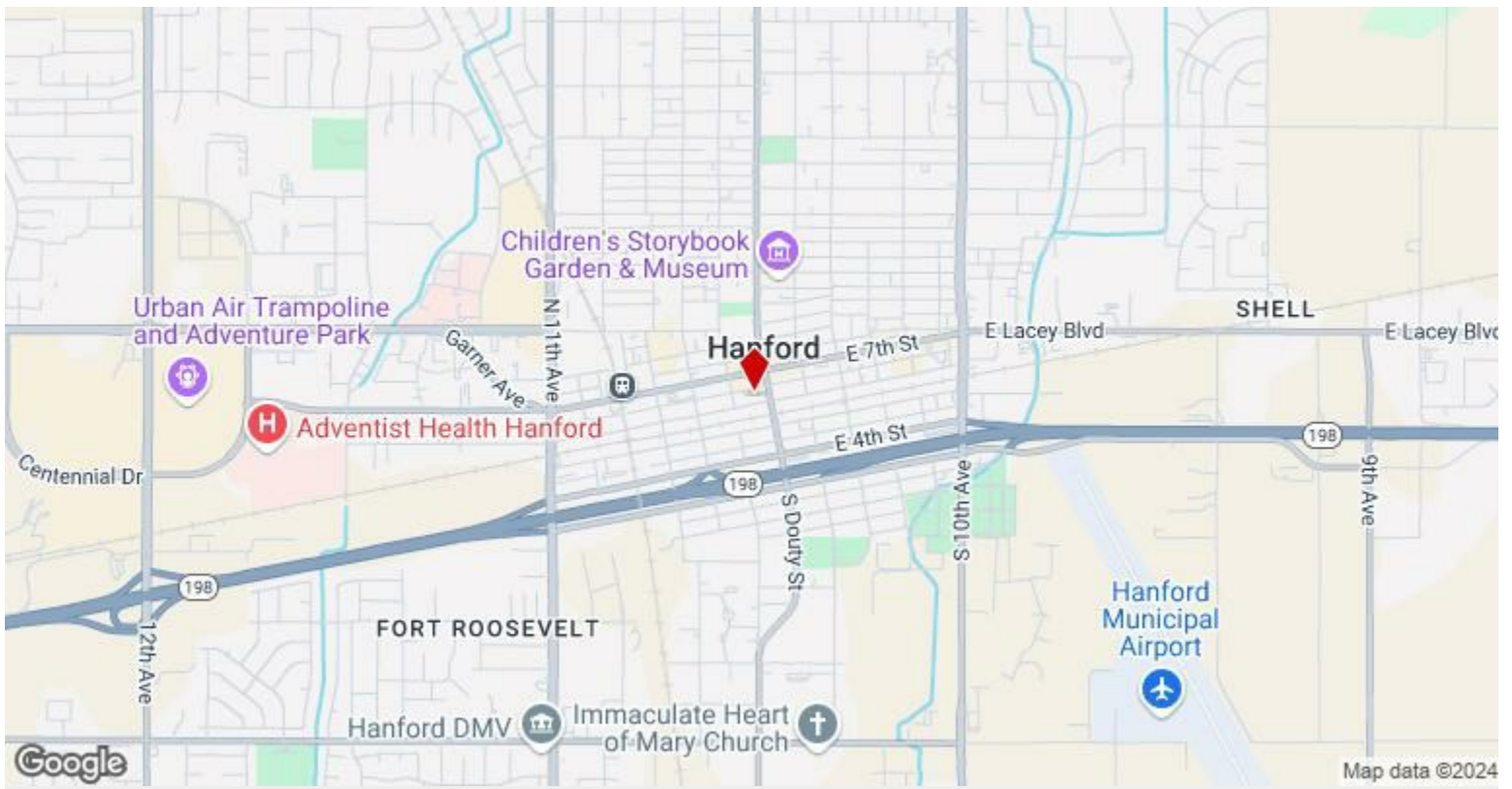
\$1,395,000

Investment Opportunity!! Priced to Sell!! Leased Property Generating \$10,500 in Rent a Month. Triple Net is Paid by the Tenant at a Rate of \$377 a Month. Long Term Tenant! Currently a Furniture Store! Tenant in Place Since 2013. Tenant's Lease Ends December 31st 2037. Property Appraised For \$2.1 Million in 2022. Great Opportunity for Cash Flow!...

- Spacious Floor Plan
- Public Parking
- Retail Store Front



Price:	\$1,395,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Cap Rate:	9.00%
Lot Size:	0.34 AC
Gross Leasable Area:	15,000 SF
No. Stories:	1
Year Built:	1943
Tenancy:	Single
Zoning Description:	Commercial
APN / Parcel ID:	012-054-014-000
Walk Score ®:	91 (Walker's Paradise)
Transit Score ®:	34 (Some Transit)



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Property Photos

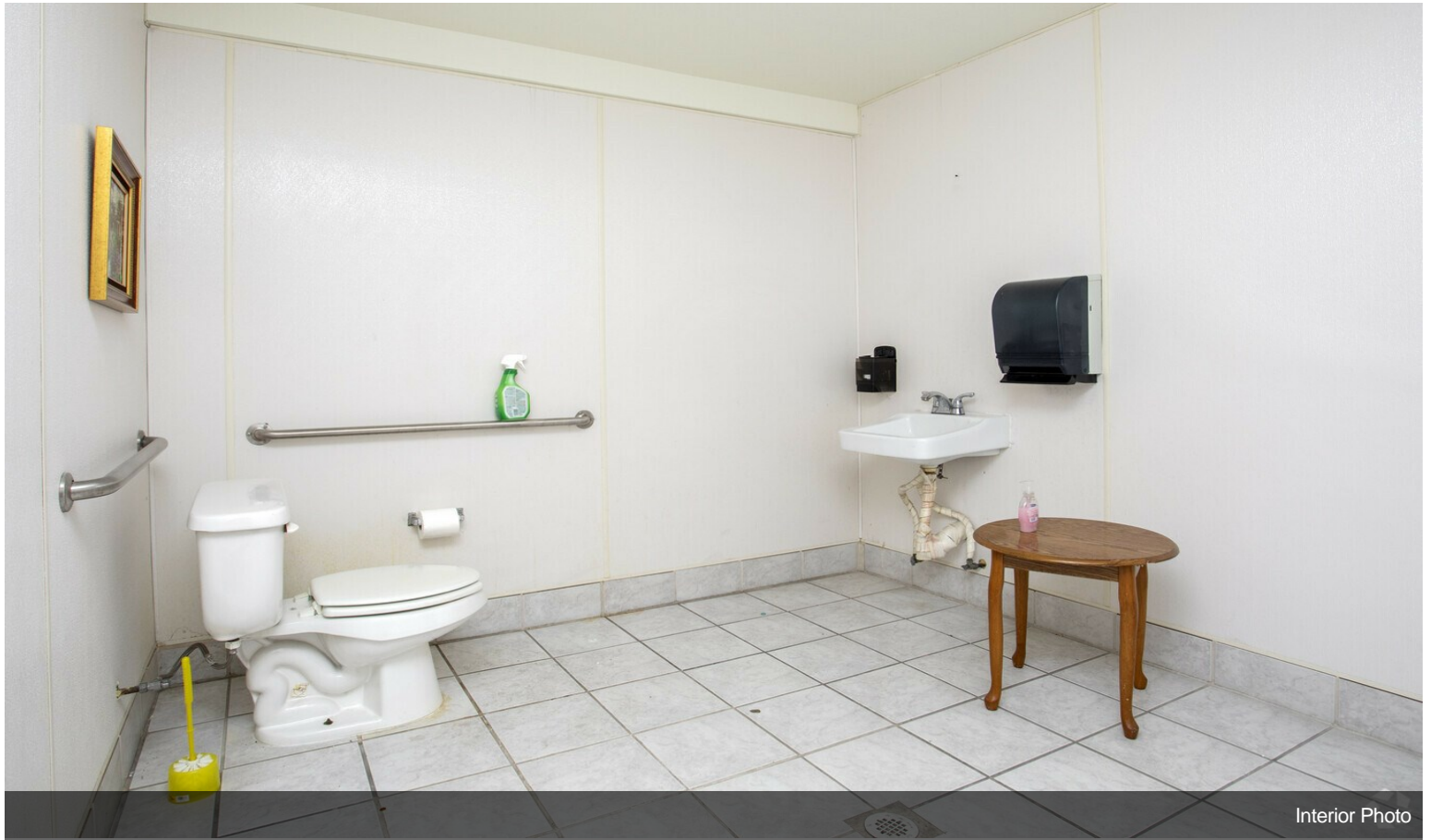


Interior Photo



Interior Photo

Property Photos

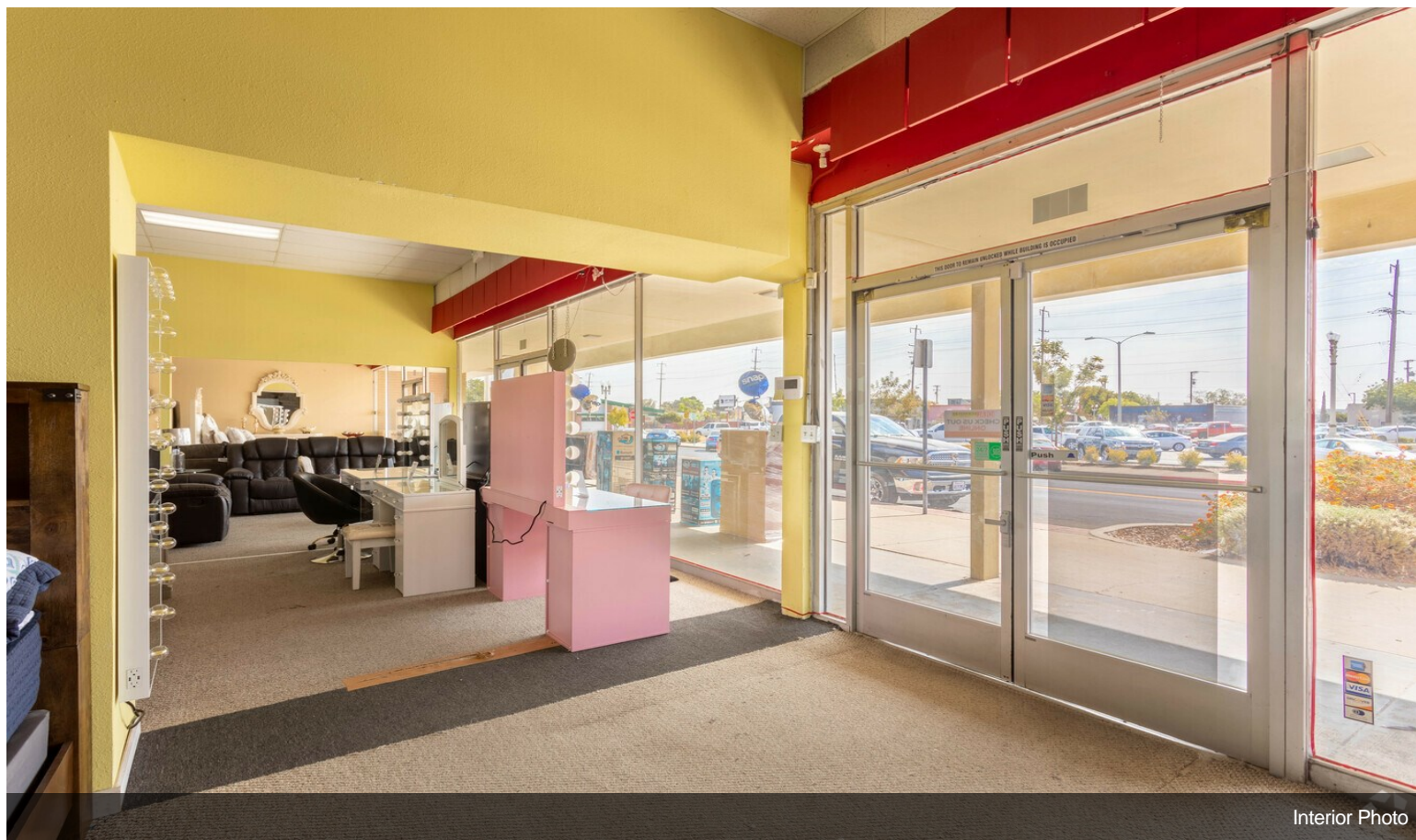


Interior Photo

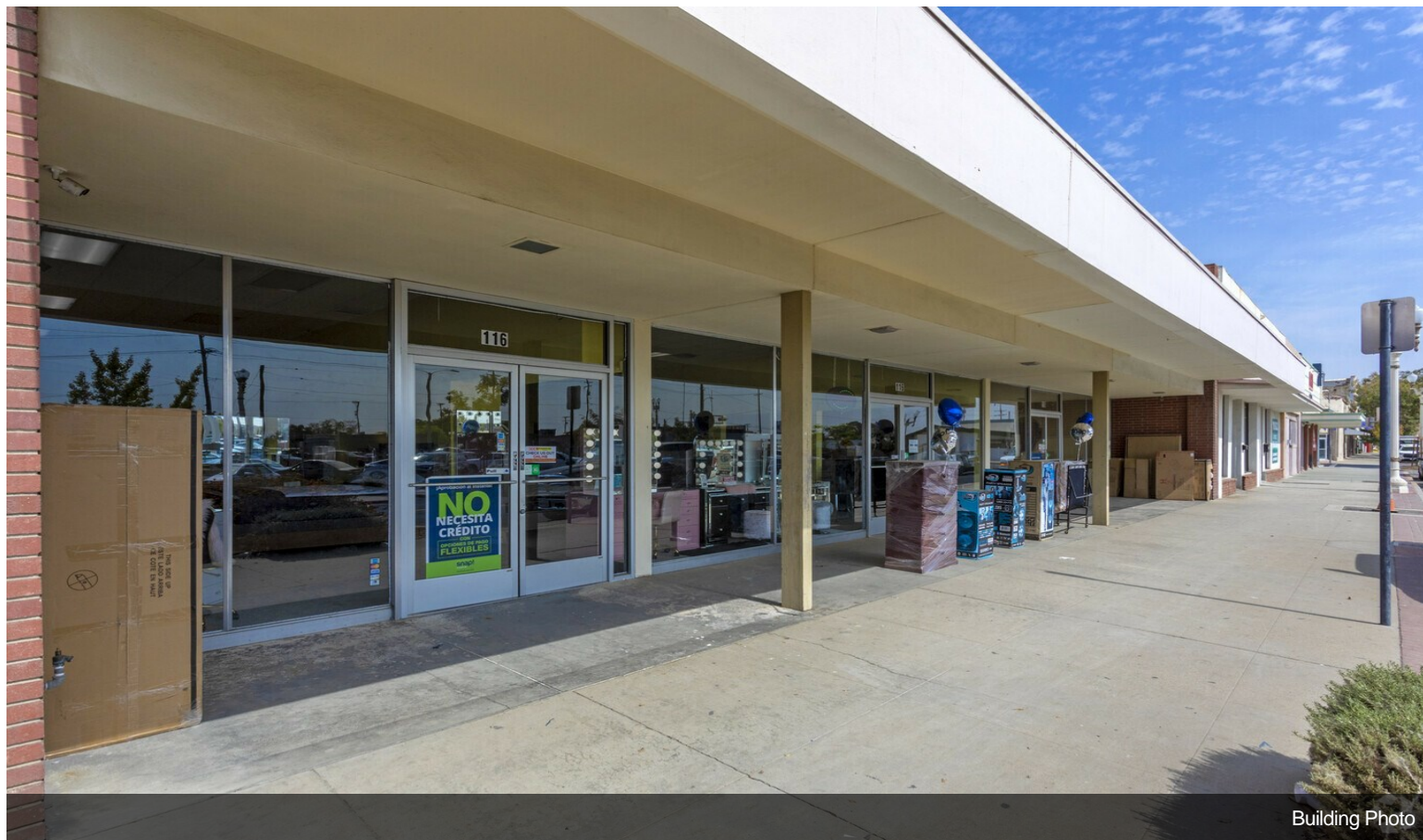


Interior Photo

Property Photos



Interior Photo



Building Photo

Property Photos



Aerial

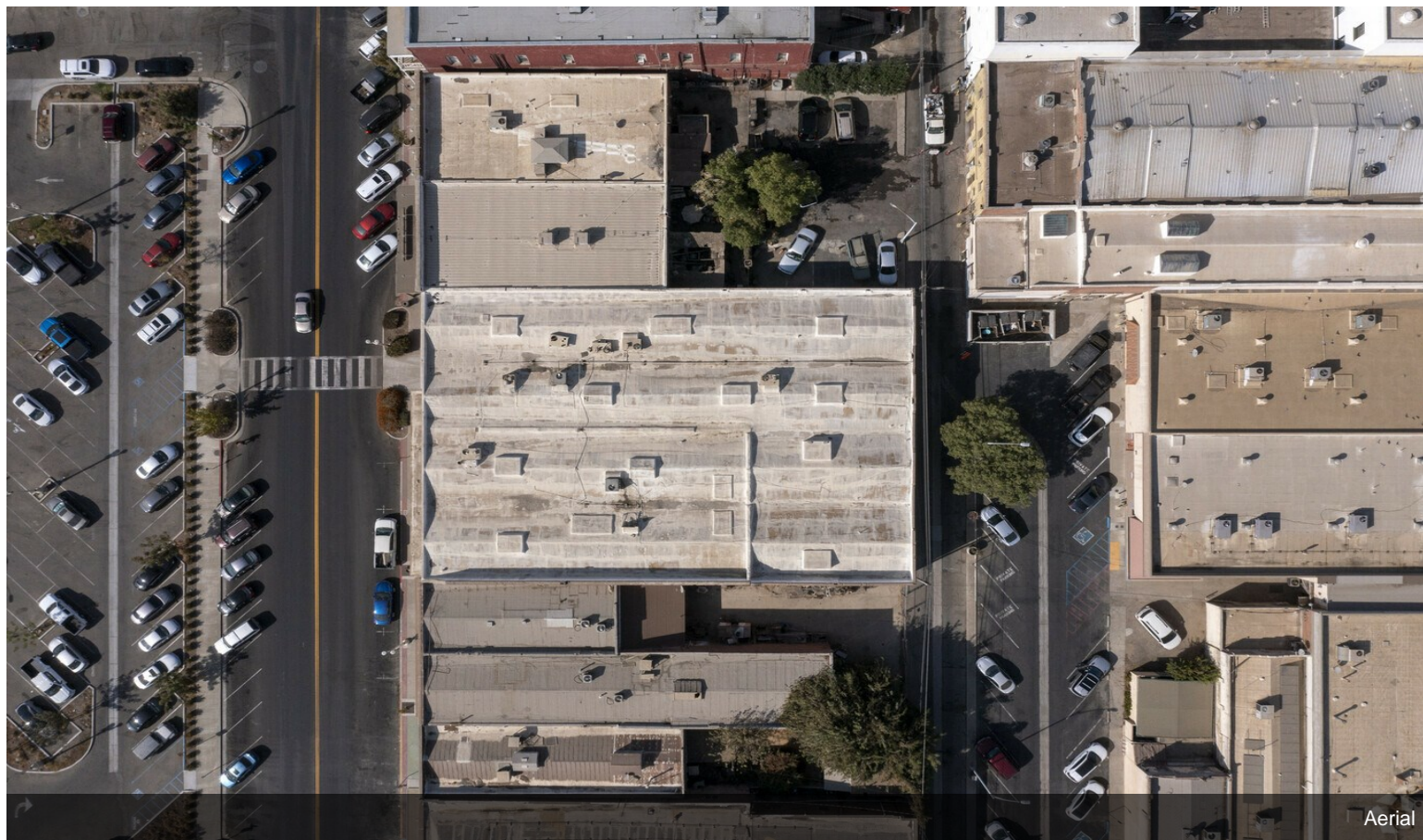


Aerial

Property Photos



Building Photo



Aerial

Property Photos



Aerial



Aerial

Property Photos

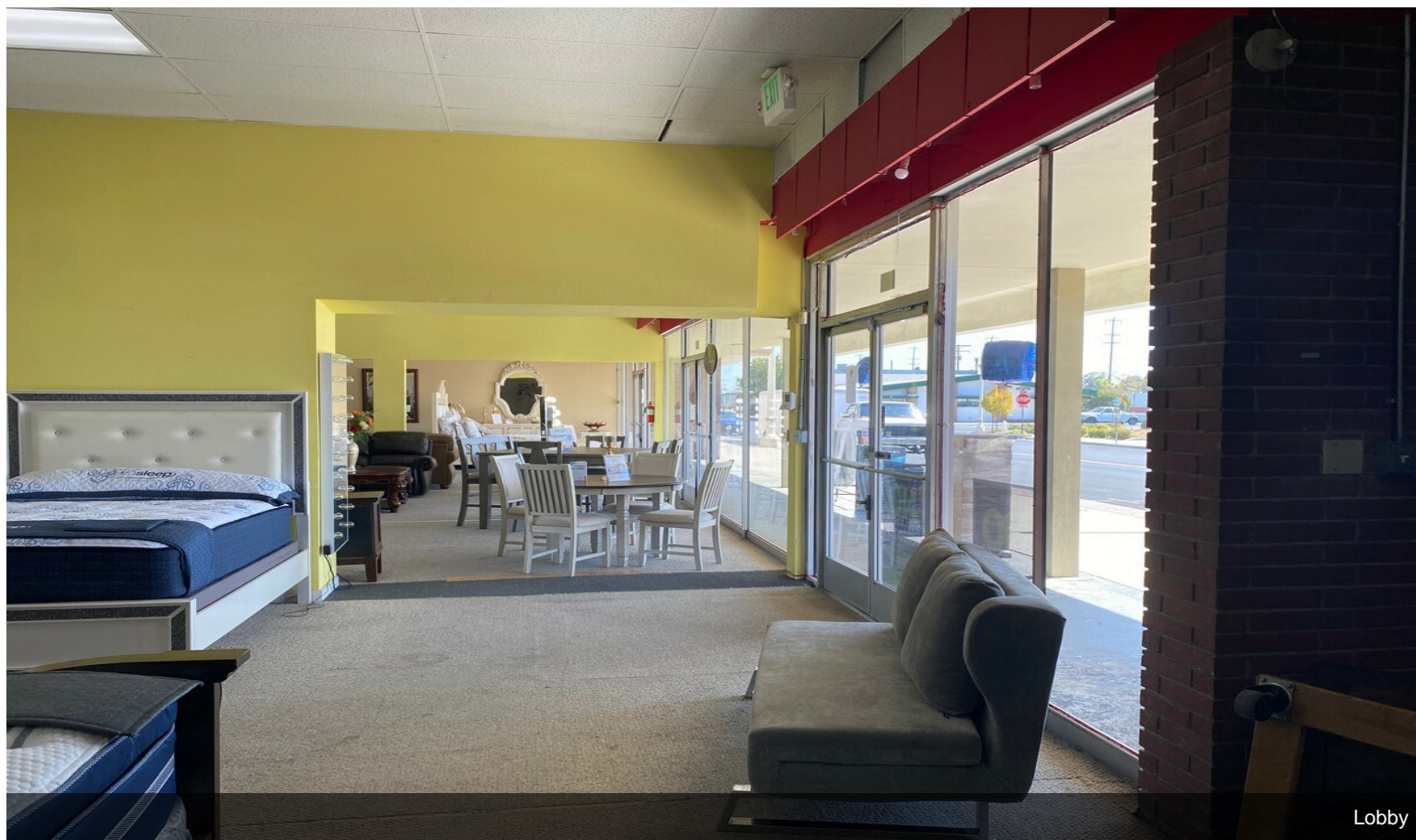


Interior Photo



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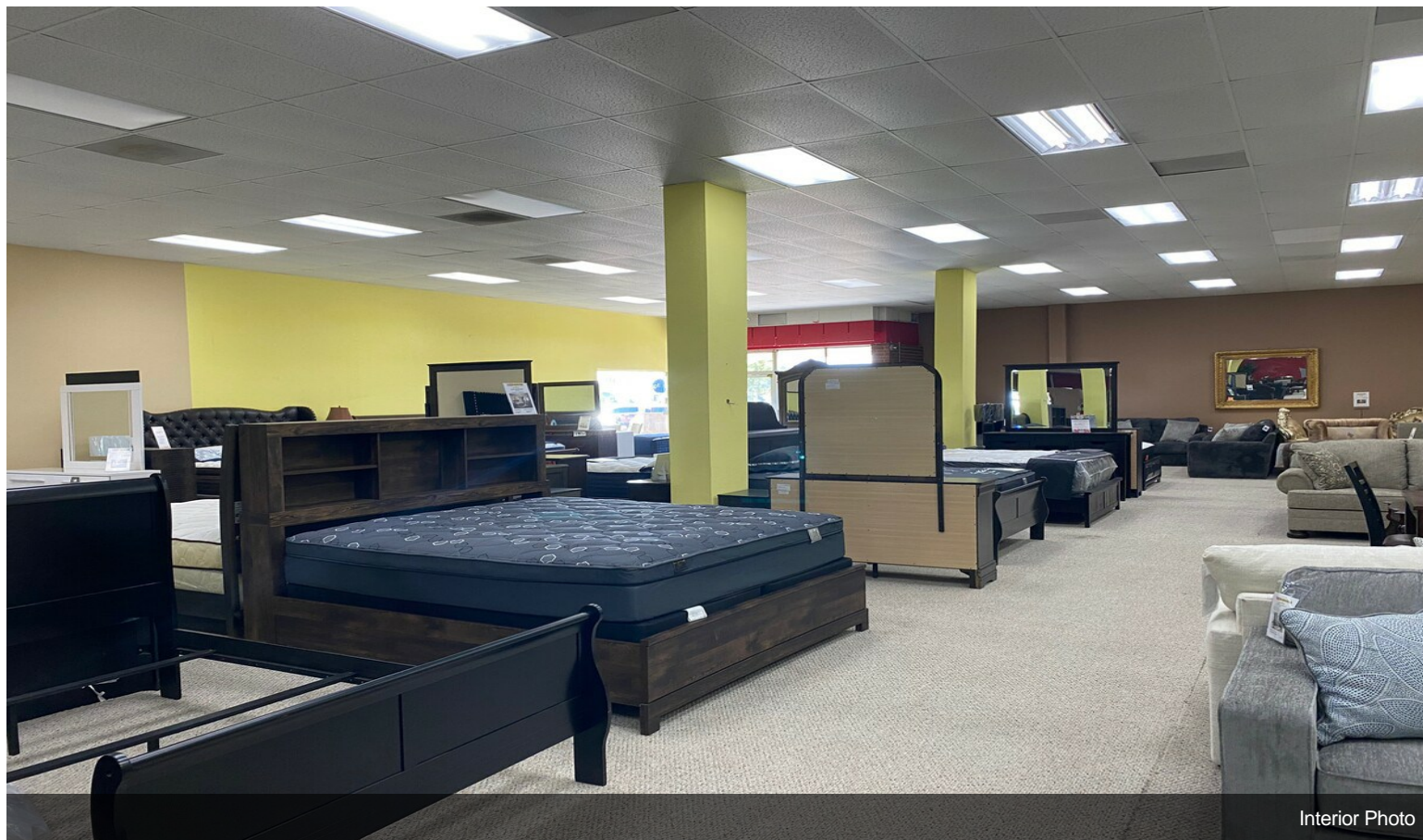
Property Photos



Property Photos



Interior Photo



Interior Photo

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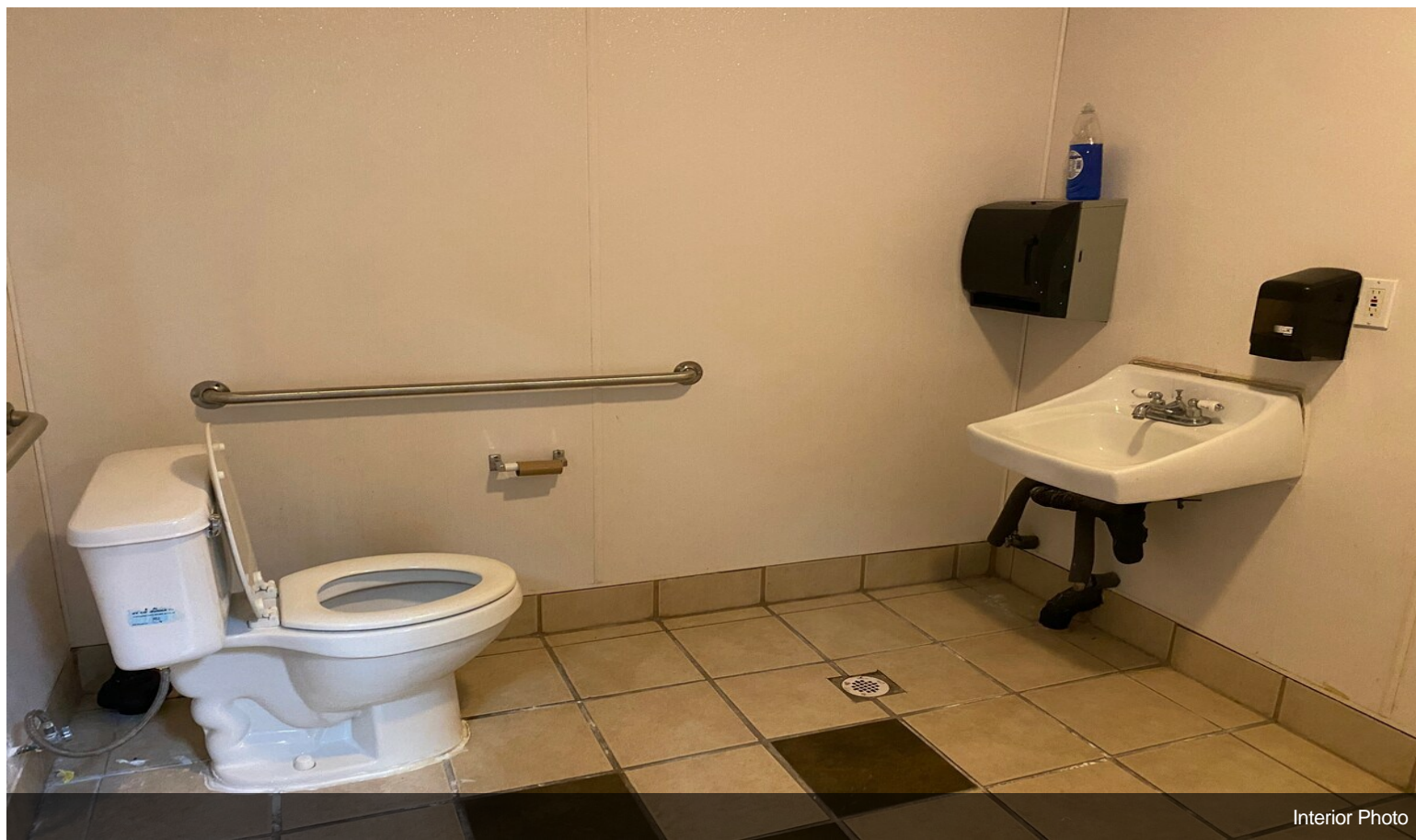


Interior Photo



Interior Photo

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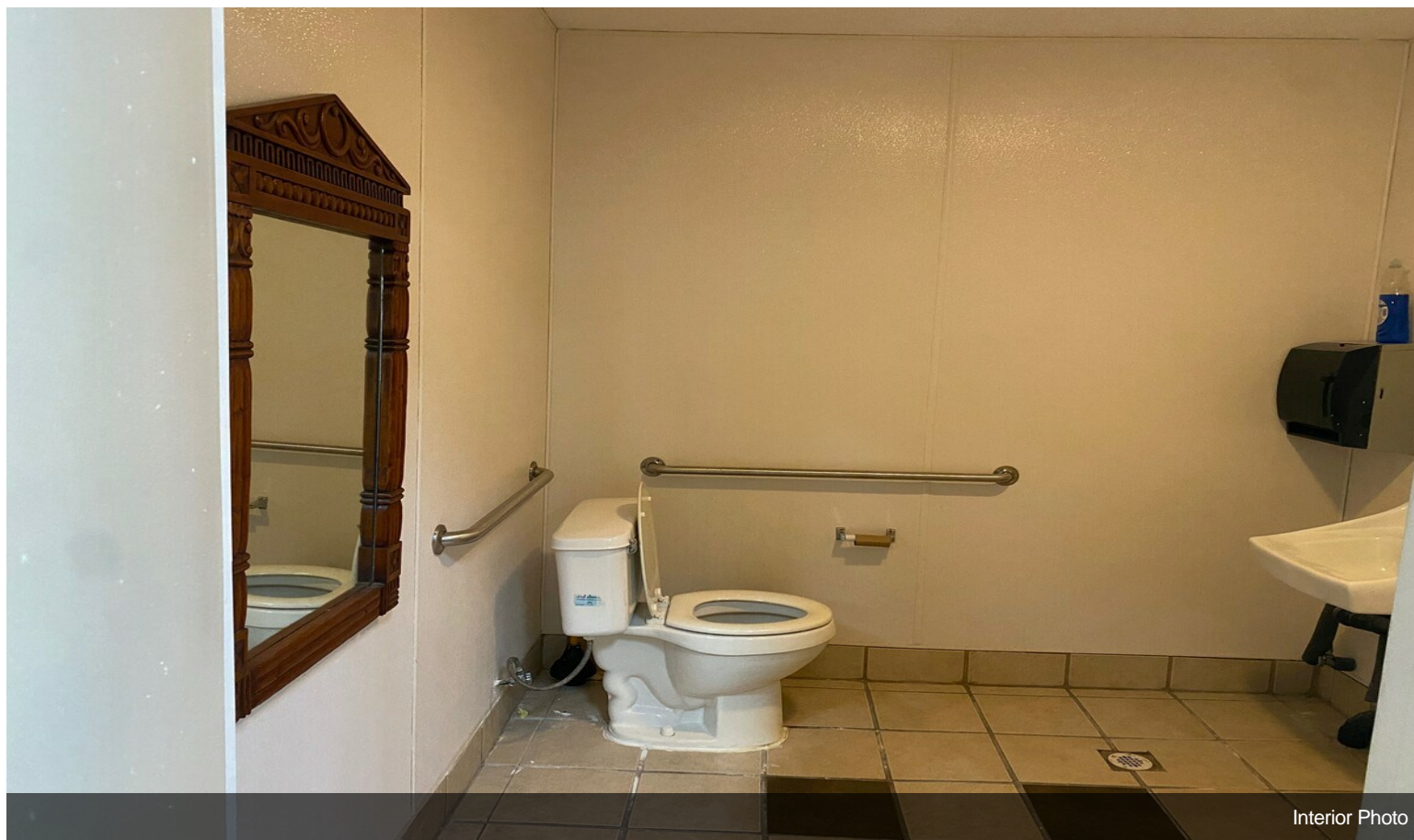


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