

306-308 MILITARY W | FOR SALE OR LEASE

PROFESSIONAL OFFICE CONDOS AVAILABLE IN BENICIA, CA 94510

REDUCED PRICE: **\$720,000**

2 SUITES - CAN BE SOLD SEPARATELY!

LEASE: **\$2.35 PSF NNN**



Matt Hatfield

Senior Director

925.296.3310

matt.hatfield@tricommercial.com

LIC: #01937755

Clayton Temple

Sales & Leasing Associate

925-296-3311

clayton.temple@tricommercial.com

LIC: #02006440

306-308 MILITARY W

**PROFESSIONAL OFFICE CONDO
±1,627 SF (ENTIRE SECOND FLOOR)**

- Do not disturb tenant, occupied on a month-to-month basis
- APNs: 0087-612-010, 0087-612-020 (2 legal units out of 4-unit complex). Condos can be purchased separately
- 360° walk-around balcony
- Water views – panoramic horizon view
- Ample Parking
- Serene Setting
- 3 private offices, large open area, currently used as a dental office.
- extensive plumbing throughout
- x-ray room and storage/lab space
- **Zoning permits residential conversion, subject to Building Department approval.**



LEASE AT \$2.35 PSF NNN

SALE AT \$720,000

Units	Location	Size (SF)	Sale Price	Lease Rate	Lease Type
C	West	782	\$345,000	\$2.35	NNN
D	East	845	\$375,000	\$2.35	NNN

Matt Hatfield

925-296-3310
matt.hatfield@tricommercial.com
LIC: #01937755

Clayton Temple

925-296-3311
clayton.temple@tricommercial.com
LIC: #02006440



www.tricommercial.com

306-308 MILITARY W

**PROFESSIONAL OFFICE CONDO
±1,627 SF (ENTIRE SECOND FLOOR)**



Matt Hatfield
925-296-3310
matt.hatfield@tricommercial.com
LIC: #01937755

Clayton Temple
925-296-3311
clayton.temple@tricommercial.com
LIC: #02006440



www.tricommercial.com

306-308 MILITARY W

**PROFESSIONAL OFFICE CONDO
±1,627 SF (ENTIRE SECOND FLOOR)**



Matt Hatfield

925-296-3310
matt.hatfield@tricommercial.com
LIC: #01937755

Clayton Temple

925-296-3311
clayton.temple@tricommercial.com
LIC: #02006440



www.tricommercial.com

306-308 MILITARY W

**PROFESSIONAL OFFICE CONDO
±1,627 SF (ENTIRE SECOND FLOOR)**



Matt Hatfield

925-296-3310
matt.hatfield@tricommercial.com
LIC: #01937755

Clayton Temple

925-296-3311
clayton.temple@tricommercial.com
LIC: #02006440



www.tricommercial.com