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

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

- Do not disturb tenant, occupied on a month-tomonth 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.

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



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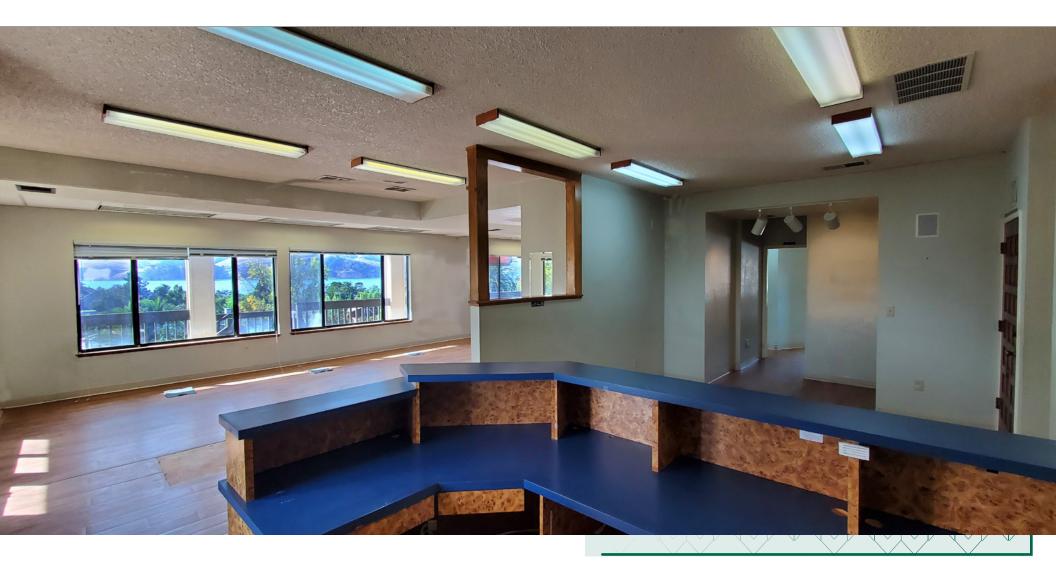
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