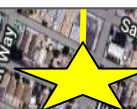


FOR SALE

\$250,000 | \$150/PSF | 6.9% CAP
ADVENTIST HEALTH

PRIME
RETAIL GROUP



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SITE OVERVIEW

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501 & 503 6th St. Taft, CA 93268

Prime Retail Group is proud to have been exclusively chosen to present the opportunity acquire a Commercial investment building in the City of Taft, CA currently occupied by Adventist Health, who have been operating from this location since the year 2008. The building is 2-blocks from Taft's retail corridor (Kern St/CA-33) on the corner of 6th st & Lucard St. There are two (2) contiguous units with independent addresses and independent gas & electricity meters (501 & 503 6th St) but Adventist Health occupies both units with a total rentable square footage of 1,660 SF zoned General Commercial (GC) within Taft city limits. This asset demonstrates a great passive investment for an investor looking for a steady cash-on-cash return that's priced aggressively at \$150/psf.

Sale Price: \$250,000 | \$150/PSF

Two-Hundred Fifty Thousand

Property Highlights:

- Free Standing Building
- Tenant: **Adventist Health**, Long Operating History
- +/- 1,660 Rentable Square Footage
- 6.9% CAP Rate
- GC (General Commercial) Zoning, City of Taft
- APN# 031-260-12-00-7
- Expiration of Term: April 30, 2025
- Two Options to Extend Term, 2% Annual Increases Each Option

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