

# 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

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LIC: #01937755

**Clayton Temple**

Sales & Leasing Associate

925-296-3311

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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



**LEASE AT \$2.35 PSF NNN**

**SALE AT \$720,000**

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

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