

# LEASED INVESTMENT FOR SALE MEDICAL OFFICE CONDO

# 1,356 Square Feet

**NEW LISTING!**



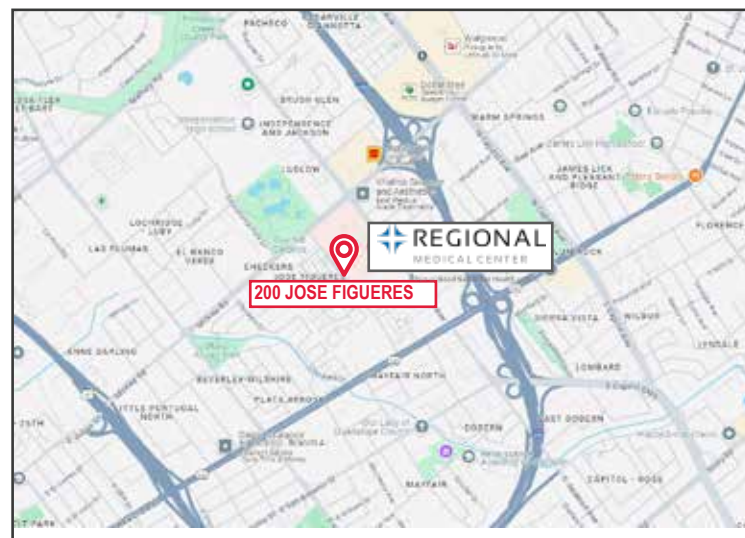
**200 JOSE FIGUERES AVENUE, SUITE 280, SAN JOSE, CA.**

## LEASED INVESTMENT:

- Sale Price: \$961,400
- CAP Rate: 6%
- Tenant: Hearbright Corporation
- Use: Audiology
- Term: 12 Years to March 31, 2036
- Annual Increases: 5%

## IDEAL LOCATION:

- Next to Regional Hospital
- Easy access to Hwys. 680 & 101
- Medical Community
- Ample Free Parking



**\*\* PLEASE DO NOT DISTURB TENANT\*\***

**RITCHIE** Commercial  
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34 W. SANTA CLARA STREET, SAN JOSE, CA 95113  
1 408.971.2700 f 1 408.971.1600

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For More Information, Please Contact Exclusive Agents:

**ROXANA BAKER, CCIM**

408.282.8505  
DRE Lic. 00794921

[rbaker@ritchiecommercial.com](mailto:rbaker@ritchiecommercial.com)

**JANA GLUCKMAN**

408.529.7988  
DRE Lic. 00693034

[jgluckman@ritchiecommercial.com](mailto:jgluckman@ritchiecommercial.com)

# LEASED INVESTMENT FOR SALE MEDICAL OFFICE CONDO 1,356 SQUARE FEET

## Hearbright Corporation - Tenant Information

- Audiology Specialty
- 23 Year Old Practice – Purchased In August 2024

## Lease Information Details

- Tenant Pays Operating Expenses & HOA
- Annual Rent Increases 5%
- 12 Year Lease Term
- Long Term Investment



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