

GREAT INVESTMENT PROPERTY FOR SALE

180 PARKER AVENUE

RODEO, CA 94572

**TRIPLE NET LEASED INVESTMENT
WITH MEDICAL ON-SITE HEALTH &
SAFETY TENANT**

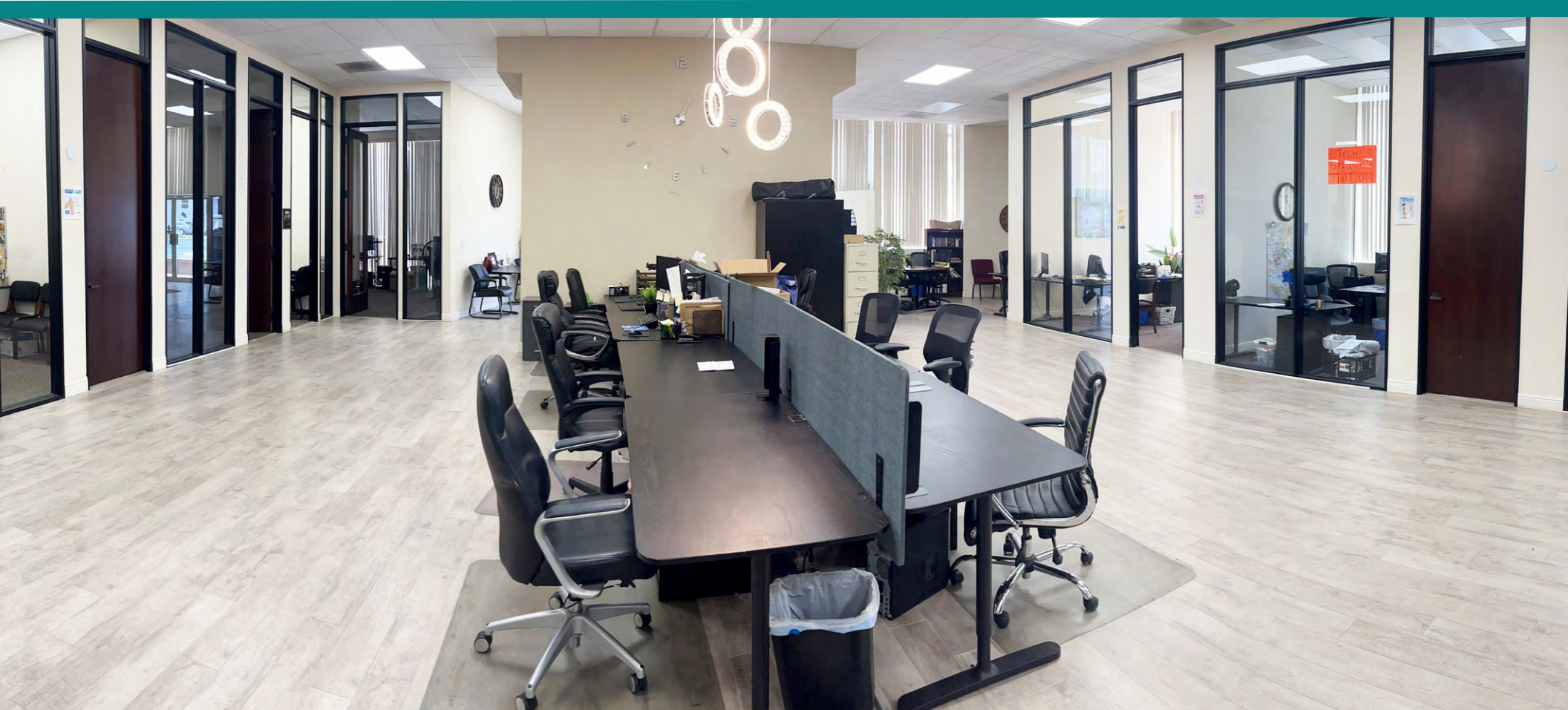


Price REDUCED ~~\$1,100,000~~ to \$1,025,000
Cap Rate - 7.1%

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INVESTMENT HIGHLIGHTS

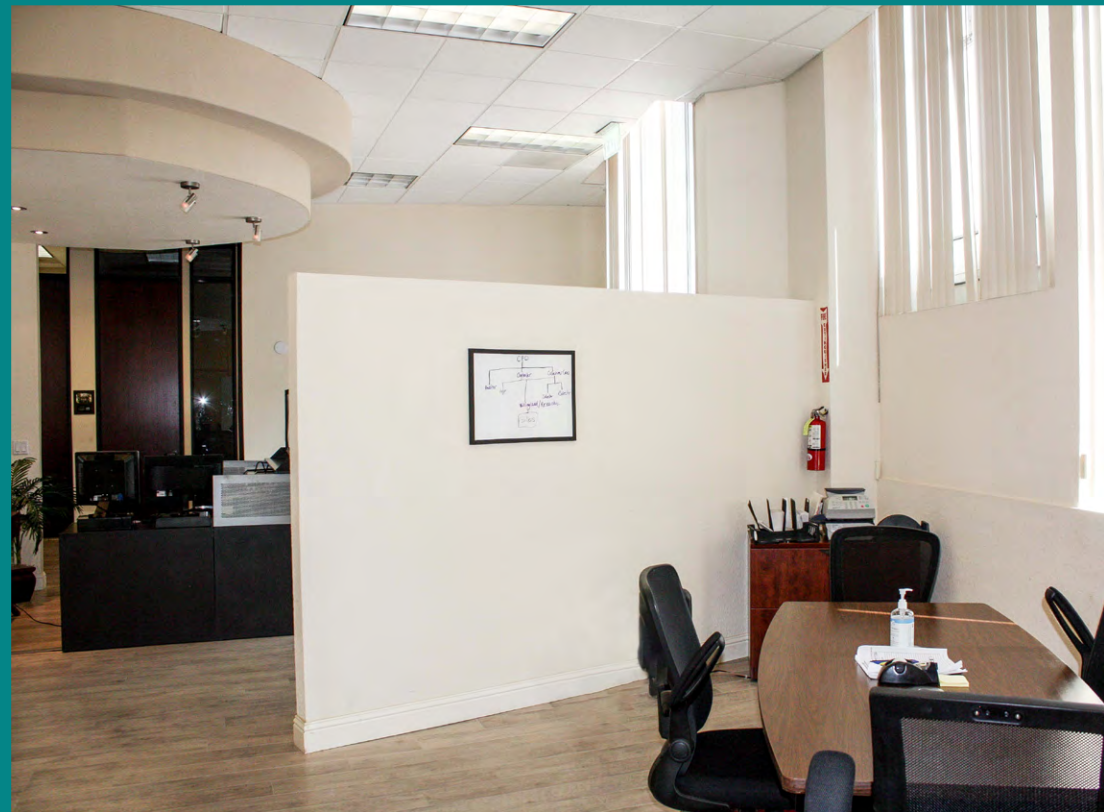
- Great Triple Net Leased Investment with Medical On-Site Health and Safety Tenant
- 100% Occupancy - Single Tenant (Long Term)
- 7.1% Cap Rate - \$72,677 Annual NOI
- New LED Light Fixtures Throughout Building; Newer Roof
- Newer 3 Year Lease Renewal starting October 1, 2024
- High Ceilings with Recent Exterior and Interior Renovations
- 2 Blocks from San Pablo Bay
- Signalized Corner, Well Located Bay Area Property
- ±5,982 Square Foot Building
- SALE PRICE: ~~\$1,100,000~~ Now \$1,025,000



PHOTOS



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CONTACT US

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