

GOVERNMENT LEASED OFFICE BUILDING

42225 10th St. W.

Lancaster, CA 93534

FOR SALE



Commercial Brokers Group is pleased to present this incredible opportunity to acquire a Government Leased office building in north Los Angeles County. The anchor tenant is Social Security Administration (SSA) occupying 66% of the building. SSA is a long term sticky tenant serving the entire greater Antelope Valley from this location since 2017.

Inquire for full Lease & Financial Detail

FOR MORE INFORMATION CONTACT:

Seffi Toneman BRE #01878066
seffi@commercialbrokersgroupinc.com

Direct 661-600-1269
Cell 661-609-0860

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PROPERTY OVERVIEW

SALE PRICE:	\$6,999,000 (\$303/SF)
CAP RATE :	5.50%
NOI:	\$385,032
BUILDING SIZE:	23,056+/-SF
LOT SIZE:	1.95+/- acres
CONSTRUCTION:	Masonry
YEAR BUILT:	2003
ZONING:	C-Commercial
# OF TENANTS:	4
APN:	3109-024-053

Signalized intersection
Professionally managed
Strong credit anchor tenant
Ample gated and open parking
Public transportation same side of street

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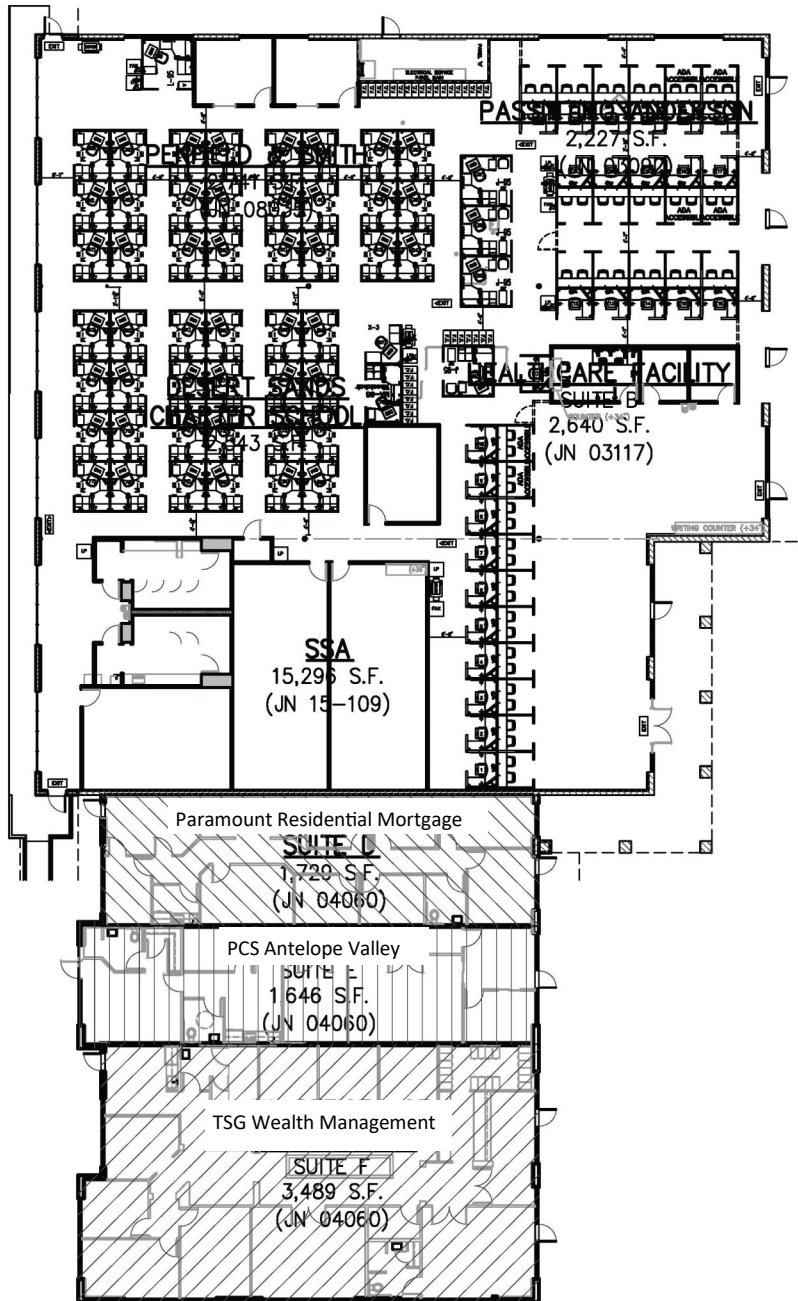
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SITE PLAN



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Think you can't afford Southern California? *Think again!*

Head north

and see your costs go south

Commercial land along SoCal's Leading Edge, the Greater Antelope Valley, can average less than \$6 per square foot, even less in Southeast Kern County.

Save 40%-50% on business relocation or expansion costs when you drive north of Los Angeles!

Thanks to lower housing costs, wages are more competitive, too. The pro-business, nimble, municipalities here are faster to approve your project, letting you get started sooner.

GREATER ANTELOPE VALLEY vs L.A. METRO

Raw Land at **1/10th** the price

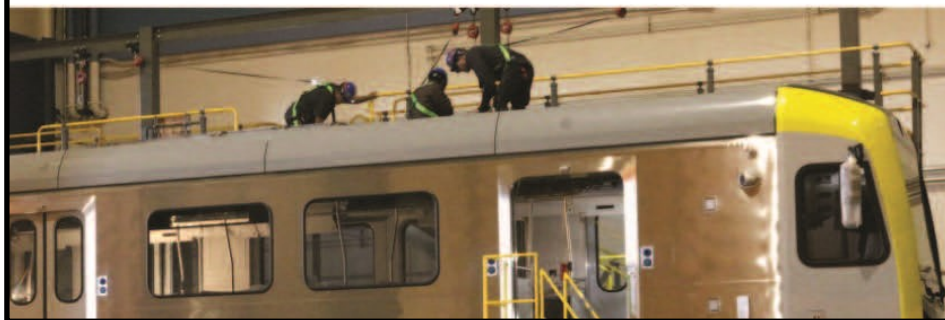
Office space: **1/3** less

Industrial: **40%** less

Retail: **45%** lower

...with greater availability and easy accessibility!

Price comparisons based on latest available data from Co-Star/LoopNet, May 2017.



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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Commercial Brokers Group or by the Seller.

Any projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property **"AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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