

KFC201 S China Lake Blvd, Ridgecrest, CA 93555



Nabil Saidy RSD Investments 860 Jamacha Rd,El Cajon, CA 92019 nabilsaidy@yahoo.com (619) 212-6111

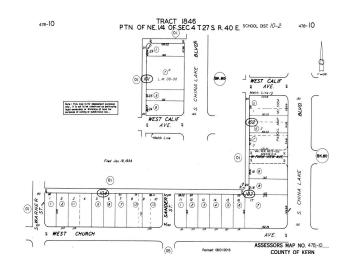


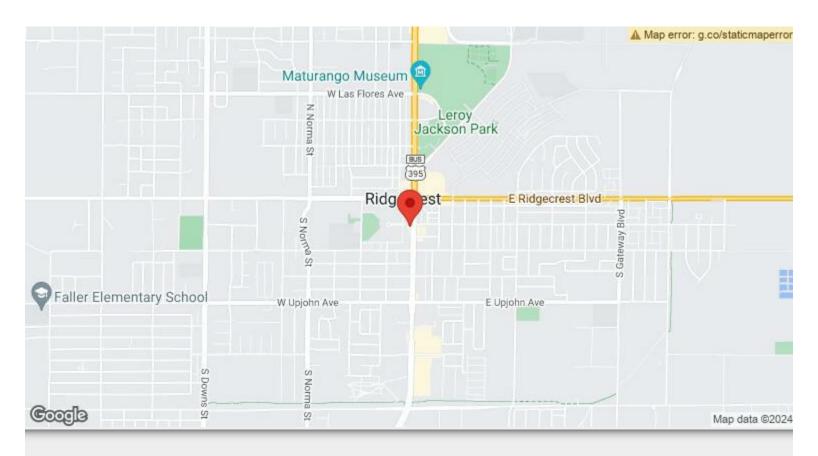
Price:	\$2,425,000
Property Type:	Retail
Property Subtype:	Fast Food
Building Class:	В
Sale Type:	Investment
Cap Rate:	4.00%
Lot Size:	0.40 AC
Gross Leasable Area:	1,640 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	2022
Tenancy:	Single
Parking Ratio:	14.02/1,000 SF
Zoning Description:	PM
APN / Parcel ID:	478-102-05-00

KFC

\$2,425,000

Offered for sale by Owner is the opportunity to acquire triple net leases KFC in Kern County, California. The property consists of a 1,620 -square-foot, freestanding buildings that sit on 0.40 acres (17,424) of land. There are around 13 years remaining on the current lease term with 10% every 5 years rental increases, and four 5 years option to extend....





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