



116 W 6th St

116 W 6th St, Hanford, CA 93230



Ninus Malan

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116 W 6th St

\$2,400,000

Prime Retail Storefront Location! Located in the Heart of Hanford CA. 15,000 Sqft. Comes with a 5,000 Sqft Basement as Well. Long Term Tenant in Place. Leased Till 2037. Property is Currently Generating \$11,000 a Month Triple Net. Tenant Pay All. 5.5% Cap. Property is Also In Historic Part of Hanford. Feel Free to Contact Broker for Any Questions. Broker Can Show at Anytime. Please do not Disturb Tenant!...

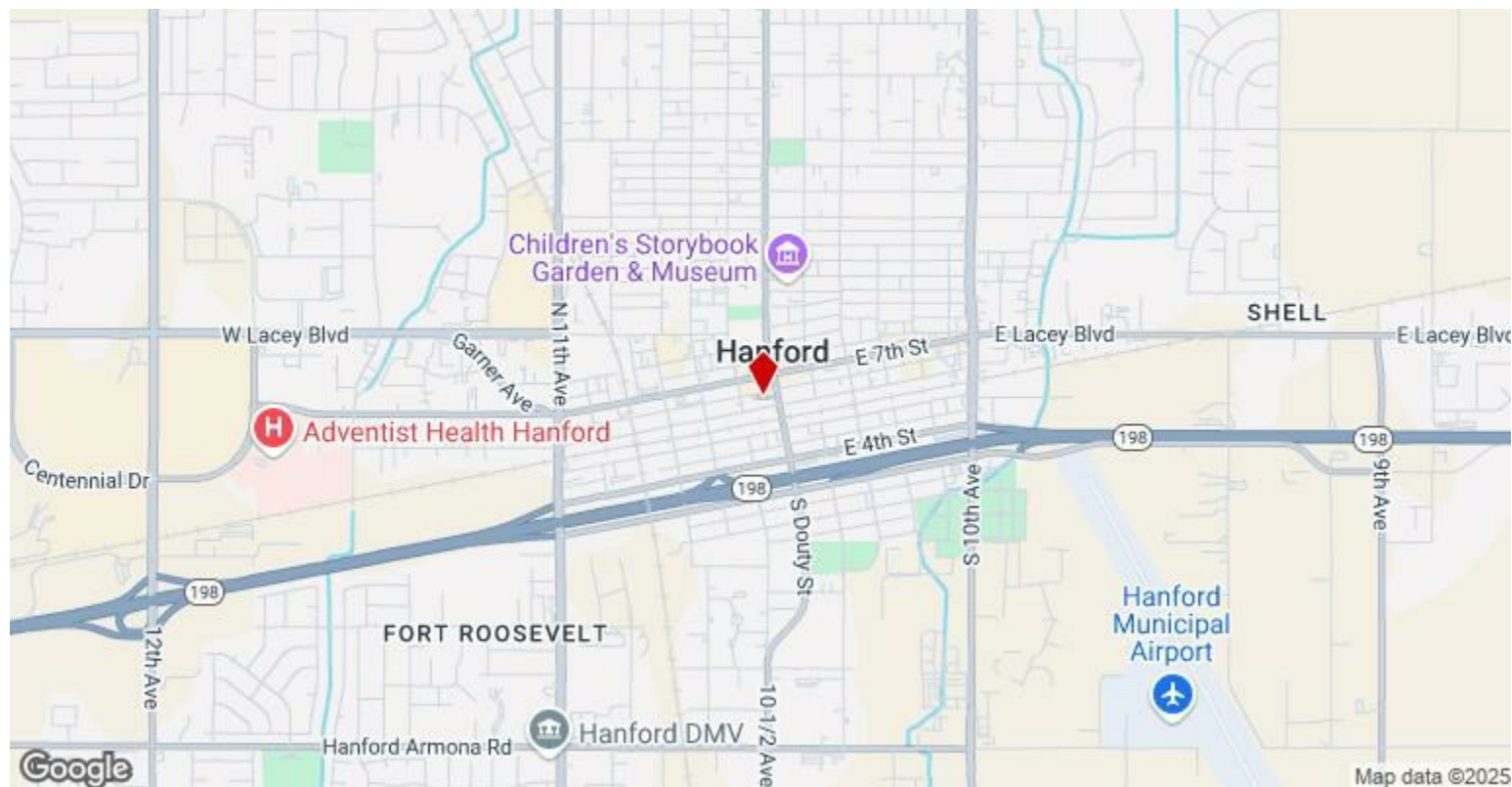
- Property in Historic Part of Hanford
- Property Comes with a 5,000 Square Foot Basement
- Property Has Been Renovated



Price:	\$2,400,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.50%
Lot Size:	0.34 AC
Gross Building Area:	15,000 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	1943
Tenancy:	Single
Zoning Description:	Commercial
APN / Parcel ID:	012-054-014-000
Walk Score ®:	91 (Walker's Paradise)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Ideal Furniture Gallery	15,000	June 2037

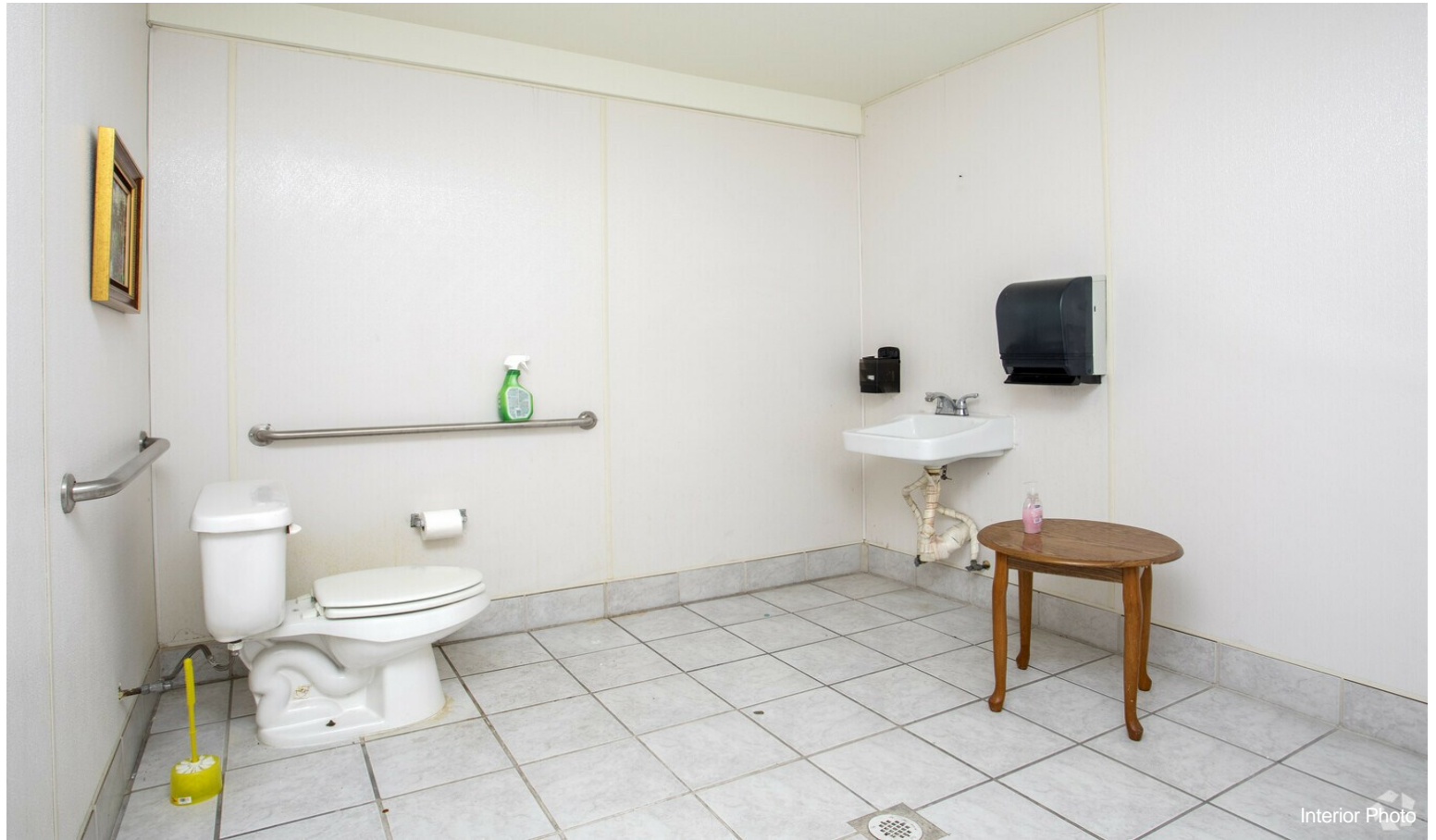


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Property Photos



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Property Photos



Property Photos



Property Photos



Lobby



Interior Photo

Property Photos



Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Property Photos



Interior Photo

