

MO11232 - Real Estate

Northern California - Central Coast

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Real estate sale of a 2560 SF 2-story commercial condo-unit, part of a 3-unit building complex. Set-up currently has a reception desk area, office, & 2 classrooms on 1st floor. 5 offices & conference room on the 2nd floor. It was formerly a radio station, & still has padded walls for soundproofing on 4 rooms on 2nd floor. It would make a great recording studio as well as a traditional office facility. Entrance is on side of the building with a park-like setting of trees. There are 2 parking lots adjacent to the building. The unit has 4 exclusive-use parking +public parking. Assn. fee is \$180/mo. for landscaping, trash, recycling. CAP Rate 5.12% based on \$1.50/sf. Price reduction!

2-Story/R&D Commercial Building for Sale, Monterey



Recast Earnings

(Not Verified By Business Team)

Financial Data Not Available

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	0	0	
Owners	0	0	
Hours of Operation	---		

Price/Terms

Lease

Asking Price	\$850,000	Monthly Rent Including NNN	\$0
Down Payment	\$850,000	Expires	
Inventory (included)	\$0	Option	No
		Size (sq.ft.)	2560
Real Property Available	Yes	New Lease Available	No

Miscellaneous

Type of Organization	Sole Prop	Training	0 Weeks0 Hours
Reason for Sale	Retirement		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.