



## 913 Alene Avenue

Ridgecrest, California 93555

### Property Highlights

- 75% leased office building
- Space available for immediate occupancy
- Near front entrance to the China Lake Naval Weapons Station
- Three suites leased to three separate tenants, largest being a medical group on a 5-year lease

### Offering Summary

<b>Sale Price:</b>	\$395,000
<b>Lease Rate:</b>	\$1.35 SF/month (MG)
<b>Building Size:</b>	2,970 SF
<b>Available SF:</b>	730 SF
<b>Lot Size:</b>	7,820 Acres

### For More Information

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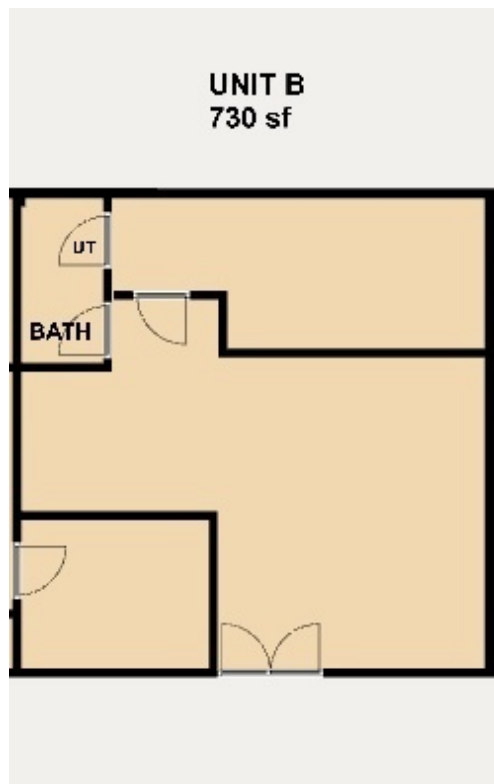
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## 913 Alene Ave Projected Income & Expenses

Asking Price:	\$395,000
Current Annual Income:	\$29,200
Expenses:	
Property Taxes:	\$5,950
Insurance:	\$2,000
Net Operating Income:	\$19,250
Current Return:	5%
Projected Income On Vacant Suite:	\$10,000
Projected Income At 100% Leased:	\$29,250
Projected Return At 100% Leased:	7.4%

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