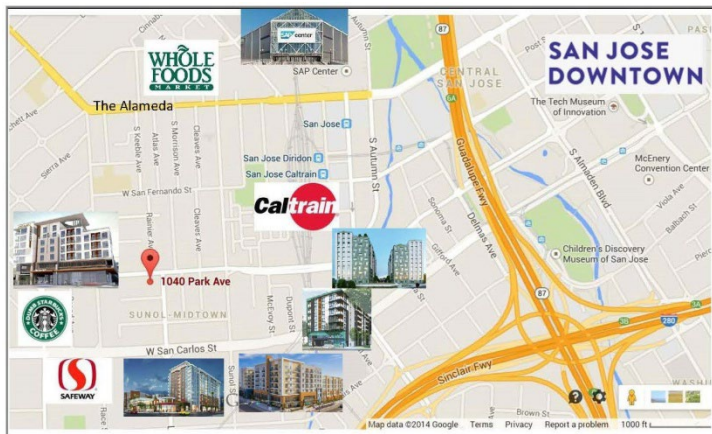


FOR SALE

1040 Park Ave, San Jose, CA 95126



9,500sf Retail / Office Building

**Close to Google Village, Diridon
Caltrain, Downtown, Key
Development Projects**

Seller Financing at Great Rate

Lease with Option to Buy



Philip Chan, Realtor
415-613-6144 (mobile)
pchanagent@gmail.com
philipchan.exprealty.com
CalRE # 01974108

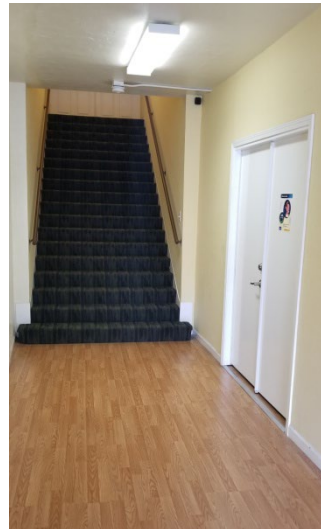
Servicing residential and commercial real estate



Some of the Ground Floor Units



Unit C (Large Ground Floor Unit)



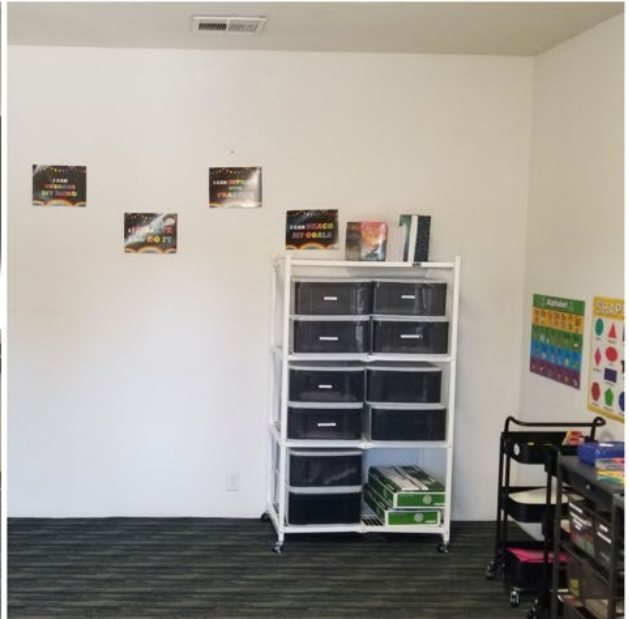
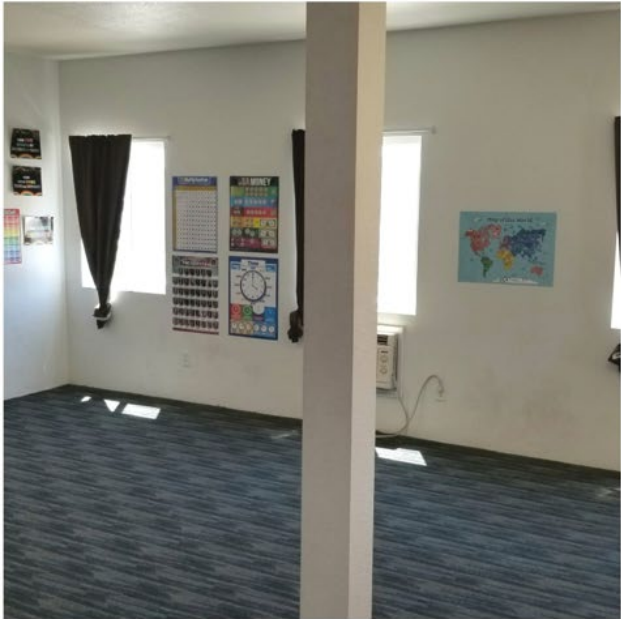
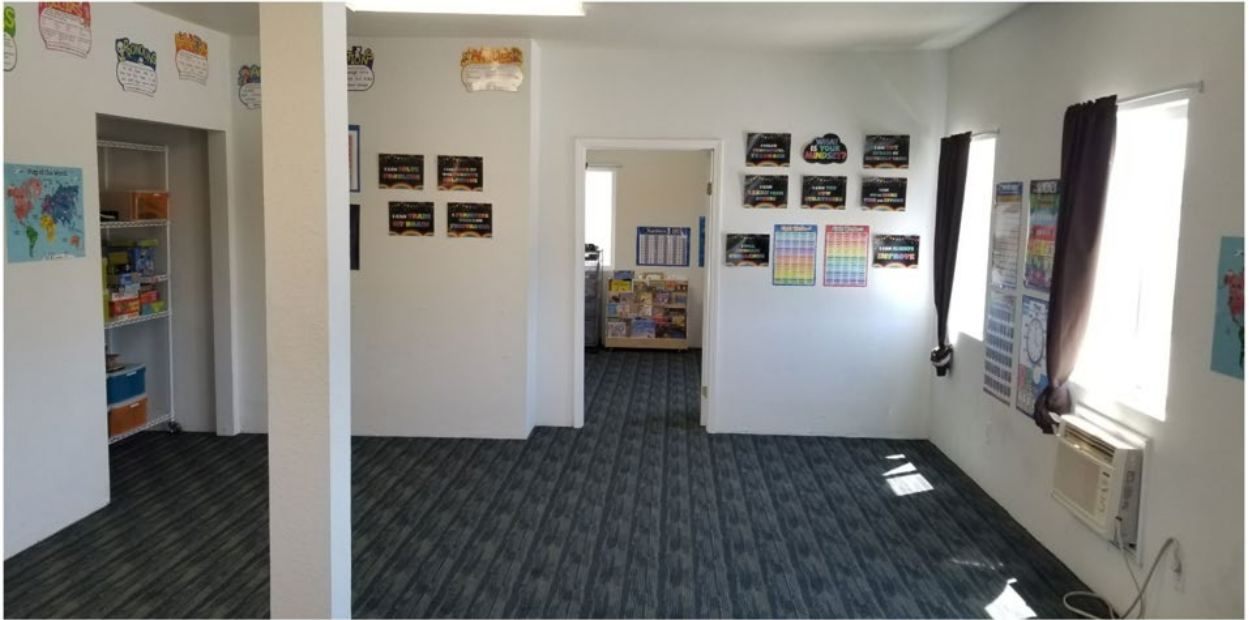
2nd Floor



200-E (2nd Floor)



200-D (2nd Floor)



1/22/24

NOI and CAP Rate

Current Annual Rent	\$178,200
Rent with 10% vacancy	\$160,380
NOI	\$113,155
Sales Price	\$2,950,000
CAP	3.8

Current Annual Rent	\$178,200
NOI	\$130,975
Sales Price	\$2,950,000
CAP	4.4