

FOR SALE

LEASED INVESTMENT FOR SALE
1278 MONTALVO WAY | PALM SPRINGS, CA
±12,143 SF BUILDING ON ±1.07 ACRES



\$2,990,000
6.5% cap

CONTACT:

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WWW.LEE-ASSOCIATES.COM

PROPERTY FEATURES

- › PREMIER QUALITY INVESTMENT PROPERTY
- › 100% LEASED TO LONG TIME SINGLE TENANT
- › EXCELLENT CONDITION, WELL MAINTAINED
- › BUSINESS PARK LOCATION & VISIBILITY, NEAR AIRPORT
- › FLEX BUILDING, LARGE YARD



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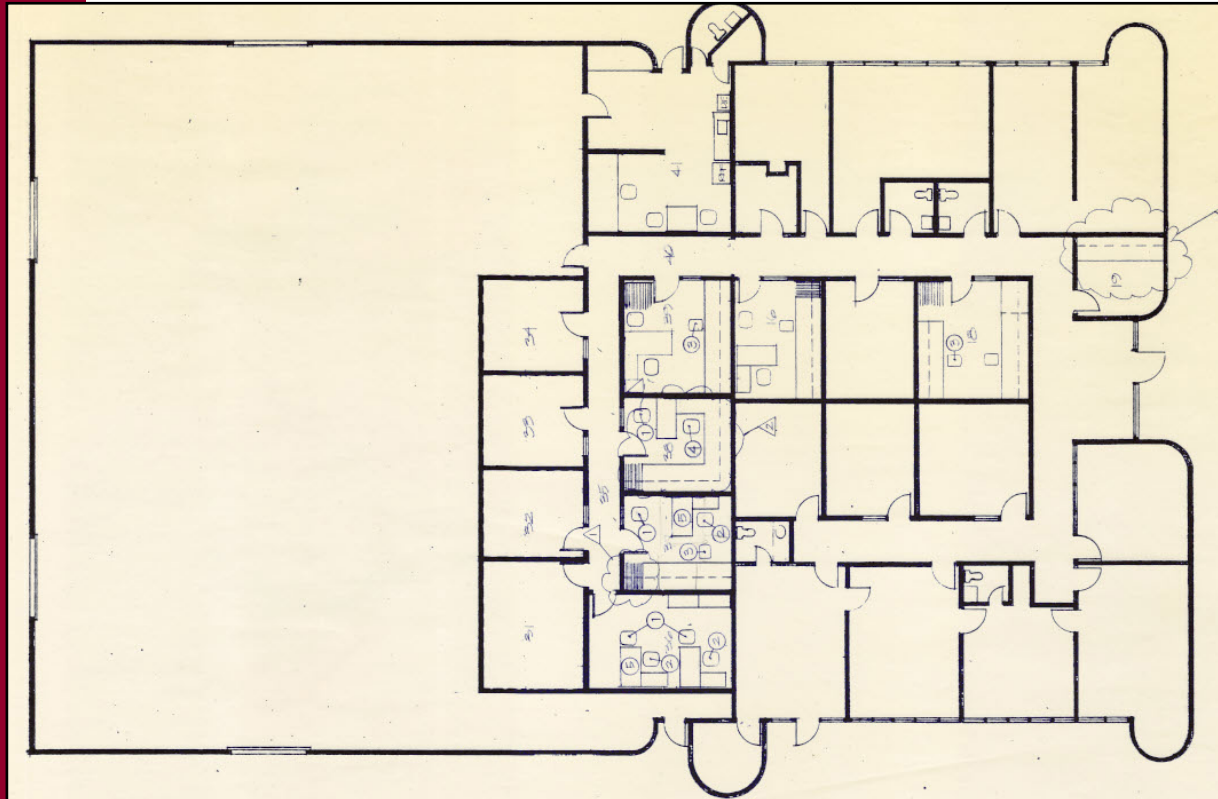
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FINANCIAL OVERVIEW

Sale Price:	\$2,990,000
Rentable Square Feet:	12,143
Price Per RSF:	\$246.00
Net Operating Income:	\$195,000
CAP Rate:	6.5%
Year Built:	1985
Parcel Size:	1.07 Acres, APN 677-462-001
Ownership Type:	Fee Simple
Zoning:	IP, Industrial Park
Features:	Gated Secure Parking, New Paint, Strong Local Market
Debt:	Free & Clear
Note:	Tenant can Relocate for User Buyer



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