

16 Crow Canyon Ct.

San Ramon, CA

Owner/User or Leased Investment | ±5,788 SF building



Contact Us

Robert Ferraro

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Property Features

- + Asking Price: \$1,736,400
- + Two Story Office Condo
 - Currently divided into four (4) separate Office Suites
 - 3 units on 1st floor, 1 unit 2nd floor
- + Total Office Suite Amenities: Fifteen (15) Private Offices, Two (2) Conference Rooms, Three (3) Breakroom, Three (3) Open Bullpen Areas, Four (4) Bathrooms
- + Special Needs access to both upper and lower level office suites for the building
- + Ample Parking, 4/1000
- + Part of the Crow Canyon Park Association
- + Minutes to shopping and numerous restaurants
- + Very quiet environment
- + Easy Access to I-680 via Crow Canyon Rd



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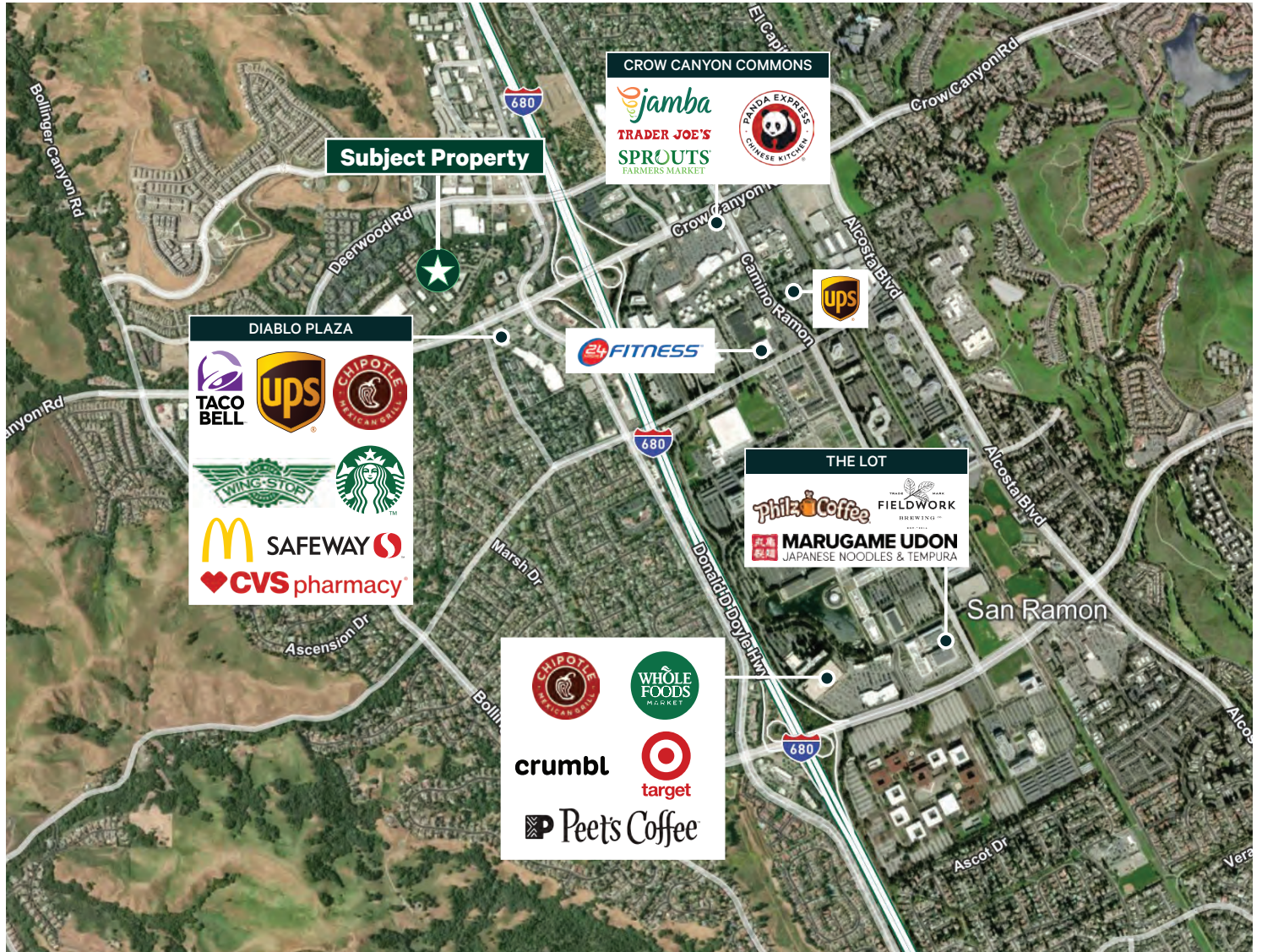
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Amenities Aerial



Located less than 10 miles drive

- 52 Restaurants
- 2 Theatres

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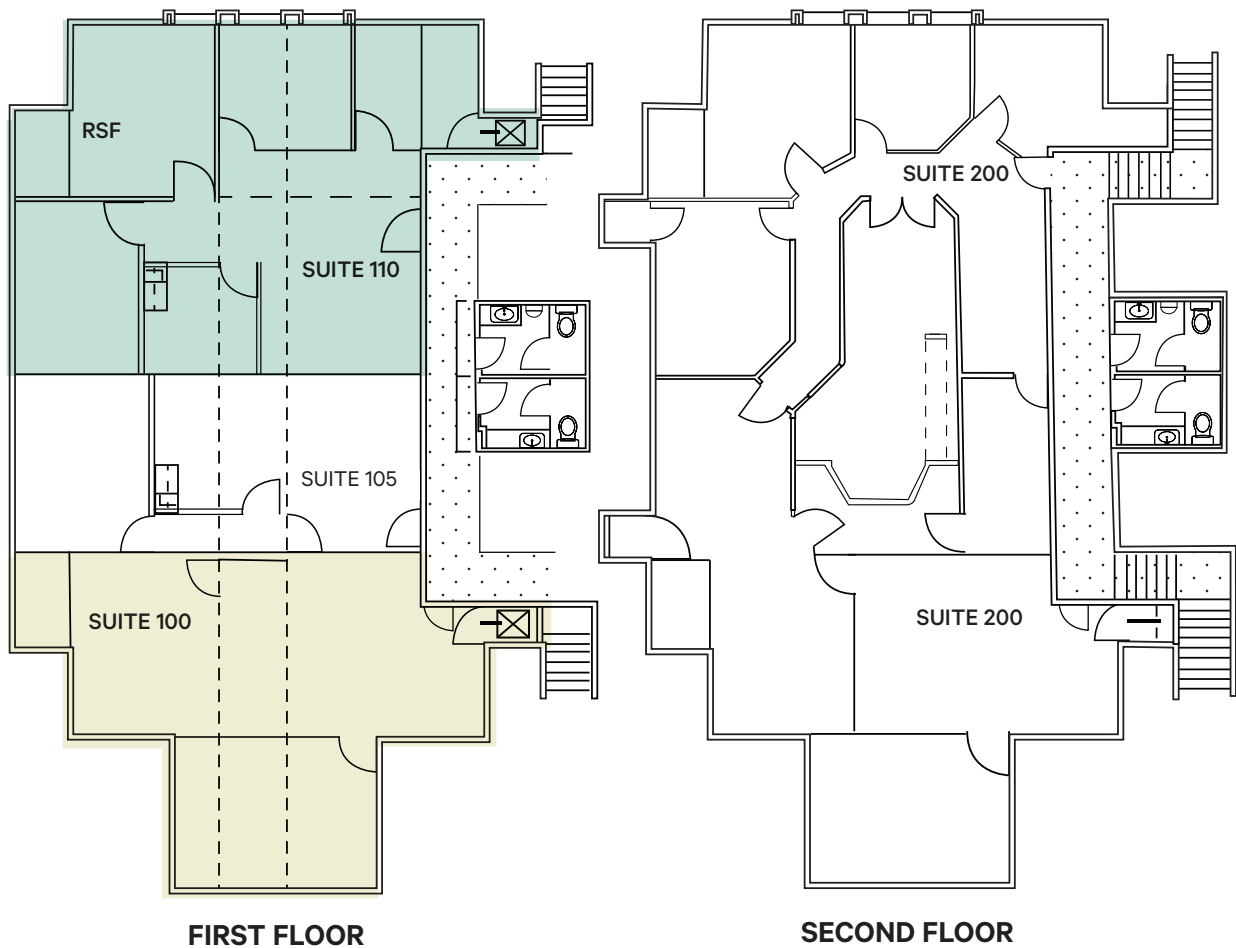
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Floor Plan



*** SELLER WILL LEASEBACK ALL OR A PORTION**

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Sale/Lease Back Income & Expenses

5,788	SF
Monthly Rent (\$1.75 NNN)	\$10,129.00
Year 1 NOI	\$121,548.00
7 percent cap	\$1,736,400.00
5 year lease to commence at close of escrow	
Estimated Expenses	
Taxes: (Adjusted to reflect Purchase Price)	\$19,901.99
Insurance	\$6,538.00
Association Dues	\$13,368.00
Professional Fees	\$1,688.75
Janitorial	\$12,078.00
Utilities	
Gas and Electric	\$31,642.08
Water	\$2,340.79
Total	\$87,557.61
PSF Per Year	\$15.13
PSF Per Month	\$1.26

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