

# FOR SALE BY ONLINE AUCTION

829 D Street | Ramona, CA

**BUSINESS  
PURCHASE  
WITH ONLY  
5% DOWN**

**www.AuctionPoint.com/Ramona**  
**May 13, 2014 from 11am - 3pm PST**



## DOWNTOWN RAMONA OFFICE BUILDING

## FEATURES

- Two-Story Office Building Divisible 2 to 4 Suites
- 600-1,233 SF Office Suites Available
- Separate Tenant Entrances
- Newer Building, Never Been Occupied
- Natural Light Throughout
- Ample Parking
- Zoning: (C-36)
- General Plan (General Commercial)
- APN#: 281-291-07-00

**Starting Bid: \$235,000 (\$95 PSF)**

**Broker Participation Welcome**

## BUSINESS PURCHASE OPTION 95% SBA LOAN



- 50% Bank Loan
- 40% SBA Loan
- 5% Seller Carry
- 5% Buyer Down Payment
- \$2,850/Month Estimated Loan Payment
- Business Must Occupy 51%

**For More Info Please Contact:**

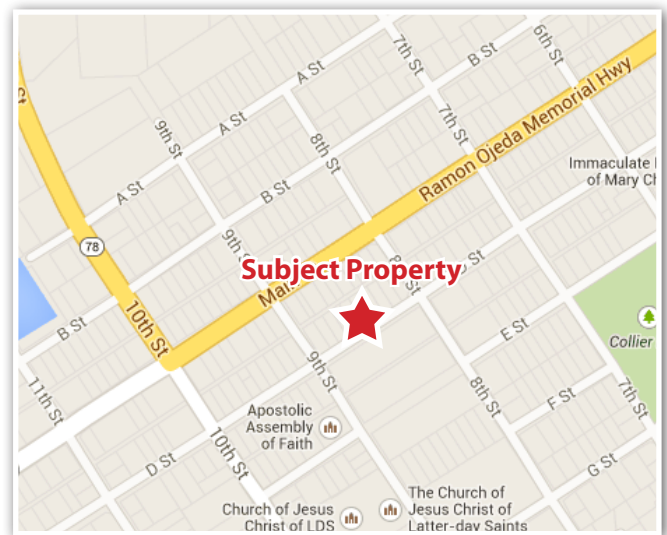
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**Subject Property:**  
829 D Street



## DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Ave. HH Income	\$61,509	\$76,138	\$86,102
Population	5,678	18,444	27,523
Households	1,788	5,862	8,955