

Multi-Tenant Office Building For Sale

3296 E. GUAСТИ RD. ONTARIO, CA

FOR SALE



BUILDING FEATURES:

- Outstanding Owner User/Investor Opportunity
- Great In Place Income
- Prime Ontario Location in Prestigious Centrelake Projects
- Excellent Freeway Access
- Convenient to Ontario Airport, Hotels, Restaurants, & Retail
- Unit 120 Can Be Vacant
- Two Recorded Condominiums
- Dynamic Area with Expanding Population and Airport



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Income & Expense

Building Size:	±9,796 SF
Occupancy:	100%
Parcels:	Two (Condos)
Asking Price:	\$2,998,000

Rent Roll

	Tenant	SF	Expires	Monthly Rent	Annual Rent
Suite 100 & 110	Karmen & Michael's Financial Group, LLC	±5,096	3/31/20	\$7,569	\$90,828
Suite 120	Mighty Development	±1,720	**	\$3,100	\$37,200
Suite 130	Rammel & Company	±2,980	9/30/21	\$4,971	\$59,652
					\$187,680

** CAN BE VACANT OR LEASED BACK

Estimated Annual Operating Expenses

Property Taxes:	\$30,352
Association Dues:	\$13,728
Utilities (Elec., Water, Phone, SCE):	\$4,152
Janitorial:	\$7,200
Total Estimated Expenses:	\$55,432

Gross Scheduled Income:	\$187,680
Less Estimated Op Exp:	<\$55,432>
Net Operating Income:	\$132,248
CAP RATE:	4.41%



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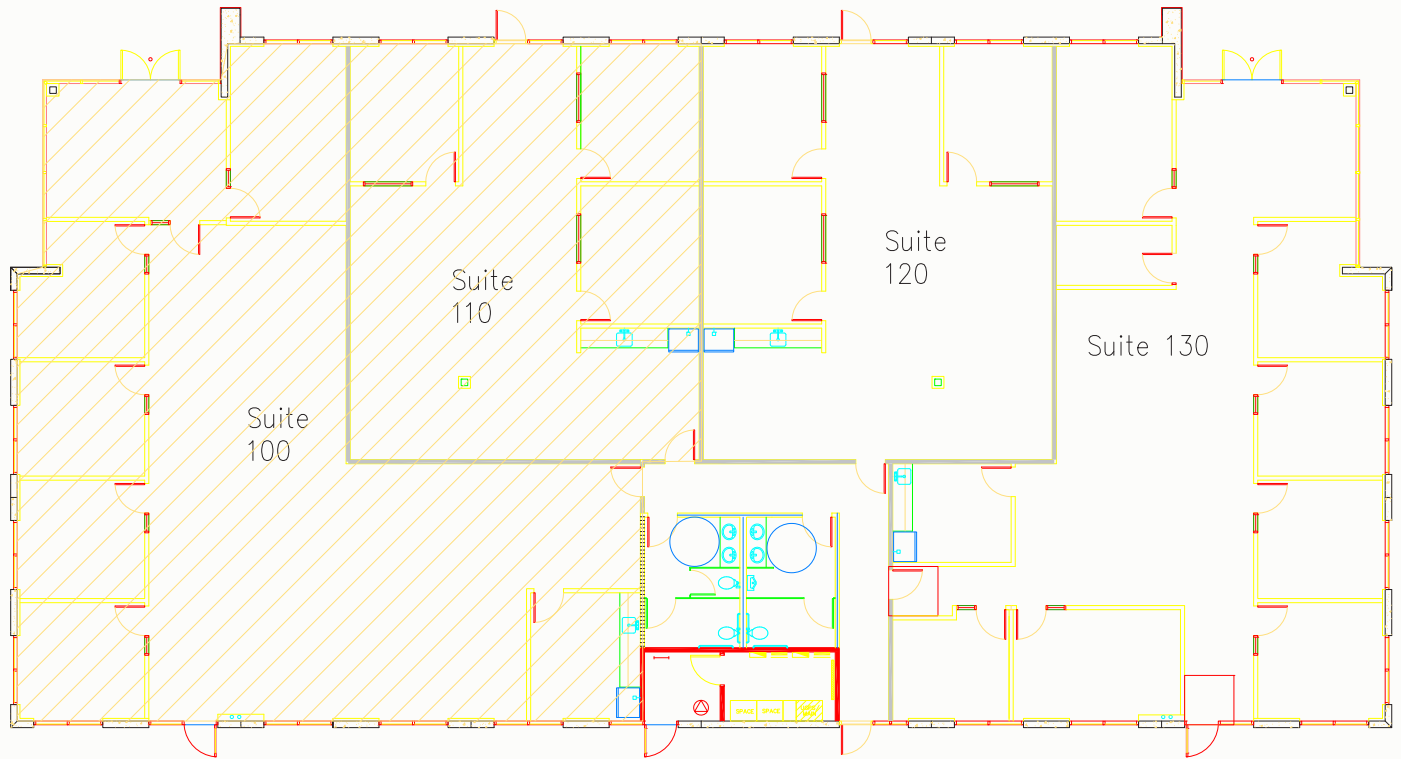
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