

**FOR SALE**

# RARE MIDTOWN SACRAMENTO MEDICAL - DENTAL 10 YEAR NNN SALE /LEASEBACK WITH PARKING!

810 29TH STREET, SACRAMENTO, CA



## CONTACT

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LIC #0096093



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# 810 29th Street

## PROPERTY FEATURES

**PRICE: \$1,340,000**

±3,250 SF - Dental/Medical Building

6.25% Cap Rate

NNN (Triple-Net), Sale-Leaseback Opportunity (100% Leased)

Located at 29th Street & H Street in desirable Midtown Sacramento submarket

Renovated in 2009 with High-End Dental & Medical Finishes

Parking On-Site

APN's: 007-0043-011 & 007-0043-012 (Sacramento)

Land Area: ±6,400 SF (0.14ac)

Zoning: C-2-SPD

## INTERIOR PHOTOS



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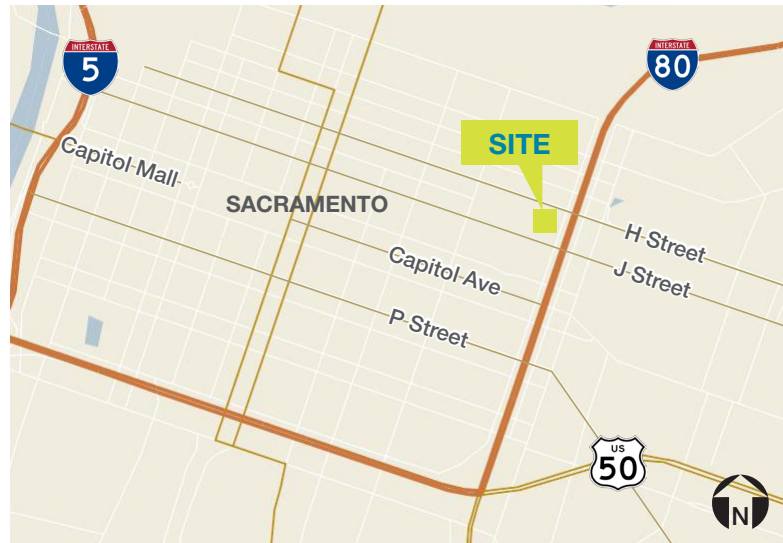
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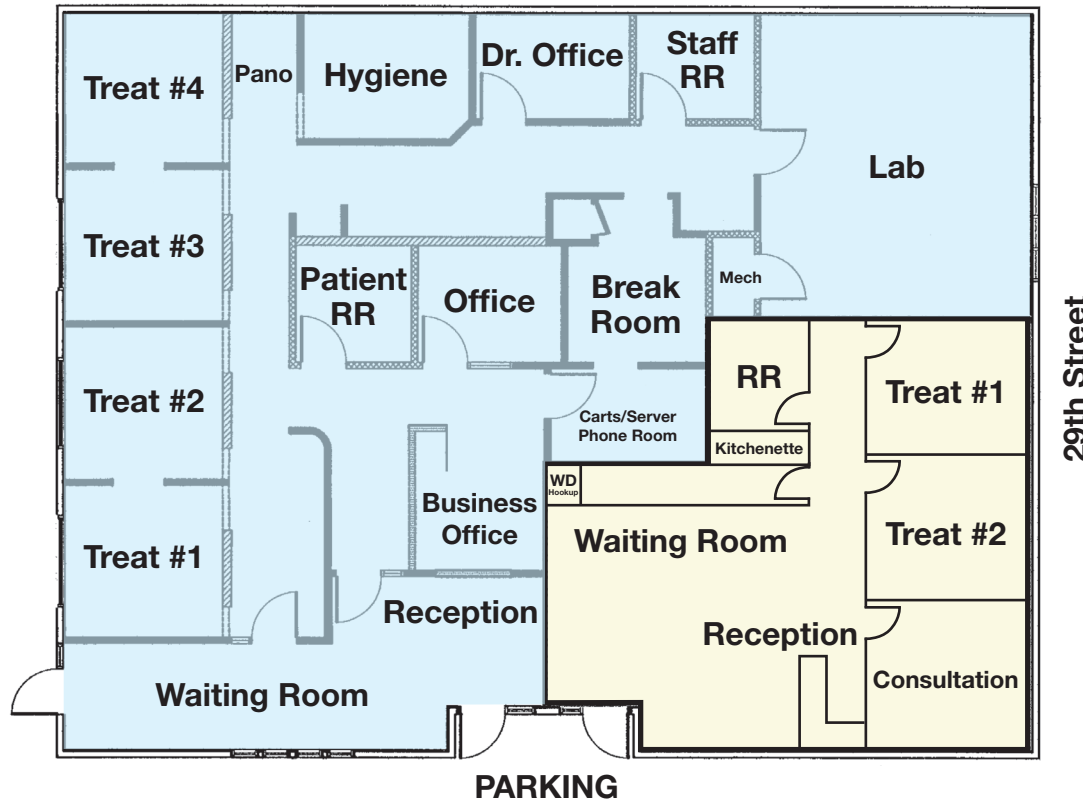
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## FLOOR PLAN



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## RENT ROLL

Tenant	SF	Term	Options	Rate
Dr. Garry Barone, DDS*	2,500	120 Month Term from Closing of Sale	Two (2), Five (5) Year options to Renew at FMV	\$2.10/SF, NNN Starting Rent with 2% annual increases
Derma Med Spa	750	Current Term Expires 2/28/2020; Lease Renewal Terms in Negotiation	One (1), Three (3) Year Option to Renew at FMV	\$2.25/SF, Full-Service Gross (less janitorial) is current rent

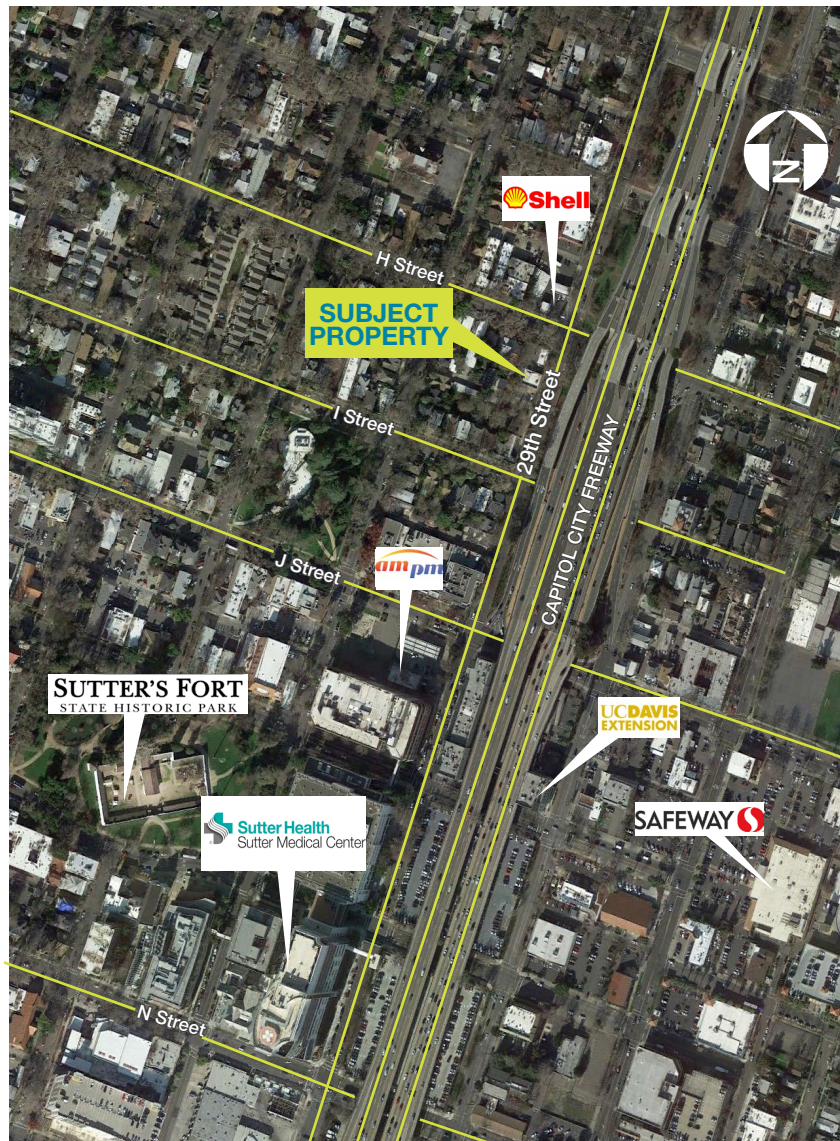
\*Current Owner; Will Leaseback Space Upon Sale



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## LOCATION AERIAL



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