

21 & 23

HOUSTON LANE, LODI, CA

LEASED INVESTMENT FOR SALE

PRICE REDUCED! MOTIVATED SELLER!



OFFICE SF: ±1,800
WAREHOUSE SF: ±1,000
SALE PRICE: \$250,000

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PROPERTY FEATURES:

OFFICE STRUCTURE: ±1,800 SF CONSISTING OF A RECEPTION AREA, EIGHT (8) PRIVATE OFFICES, BULLPEN AREA AND TWO (2) RESTROOMS

WAREHOUSE STRUCTURE: ±1,000 SF CONSISTING OF ±200 SF OFFICE ONE (1) GRADE LEVEL DOOR

CLEAR HEIGHT: ±10'

INDICATED POWER: TBD - SEPARATELY METERED

LIGHTING: FLUORESCENT

ZONING: IND, INDUSTRIAL

PARKING: FIVE (5), PLUS AMPLE STREET PARKING

INVESTMENT HIGHLIGHTS:

AUTOMOTIVE TENANT: \$650.00/MO, GROSS

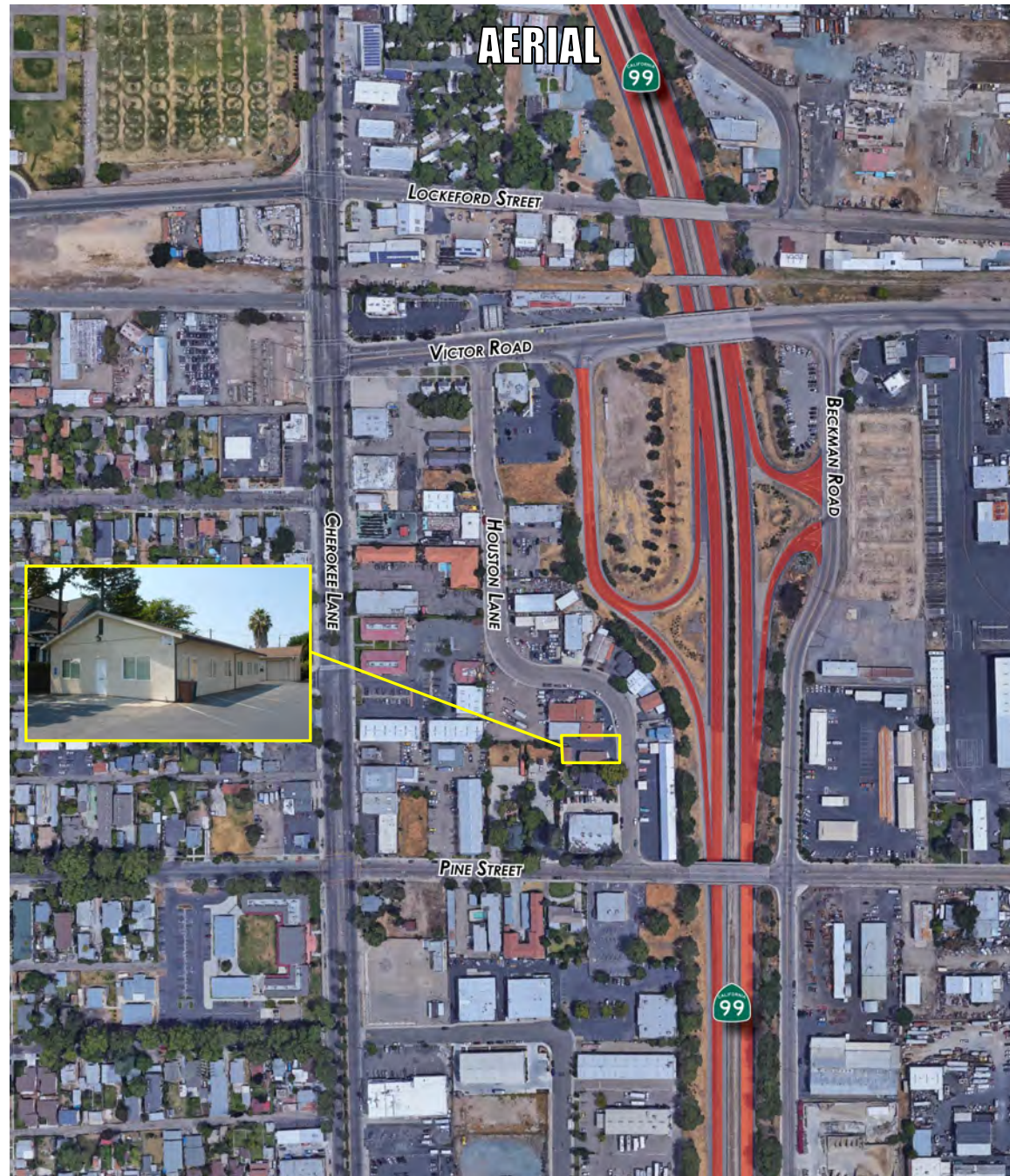
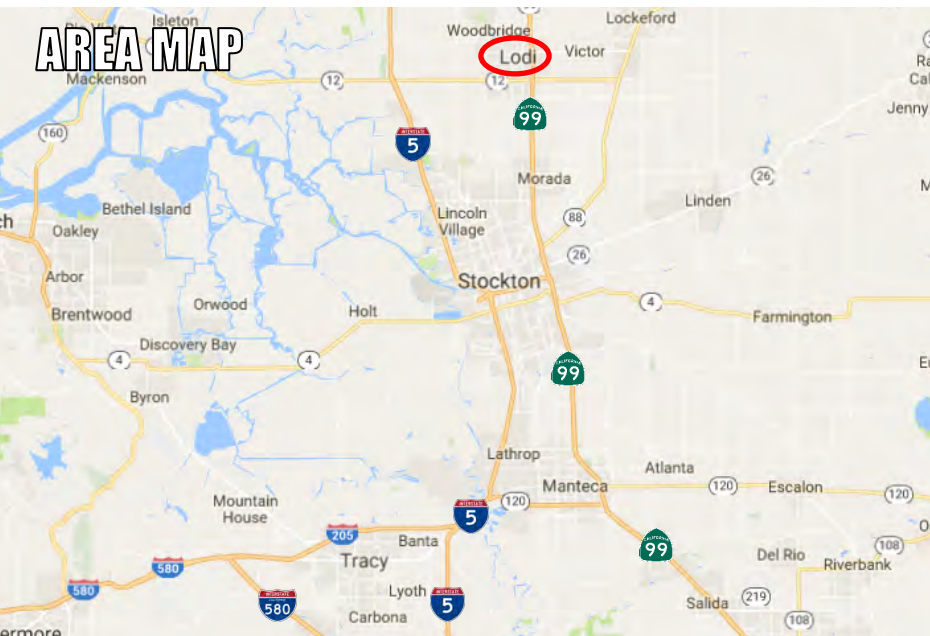
SCHATZ CONSTRUCTION: \$1,530.00/MO, GROSS

TAX: \$128.00/MO

INSURANCE: \$42.00/MO

NOI: \$24,120

AREA MAP



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