

Price
Reduced!

Office-Bank Building For Sale or Lease



40266 Junction Drive, Oakhurst, CA

Gross Building Size: 9163± Square Feet

Net Rentable size:	Suite A	1333 ± Square Feet	General office
	Suite B	1671 ± Square Feet	General Office
	Suite C	1334 ± Square Feet	General Office
	Suite D	5689 ± Square Feet	Bank Space

Description: Free standing building located near the intersection of Highways 41 and 49. Improved with three general office suites and one full service bank space with vault. See floor plan for suite layouts.

Sales Price: ~~\$1,150,000~~ **\$995,000.**

Lease Rate: \$1.25¢ per square foot. With 3% annual increases.

Lease Terms: Tenant to pay own gas, electric, janitorial service and interior maintenance.

Comments: Agent, Dan Cobb, has an ownership interest in the subject property.

Contact:	Jeff Davis	or	Dan Cobb
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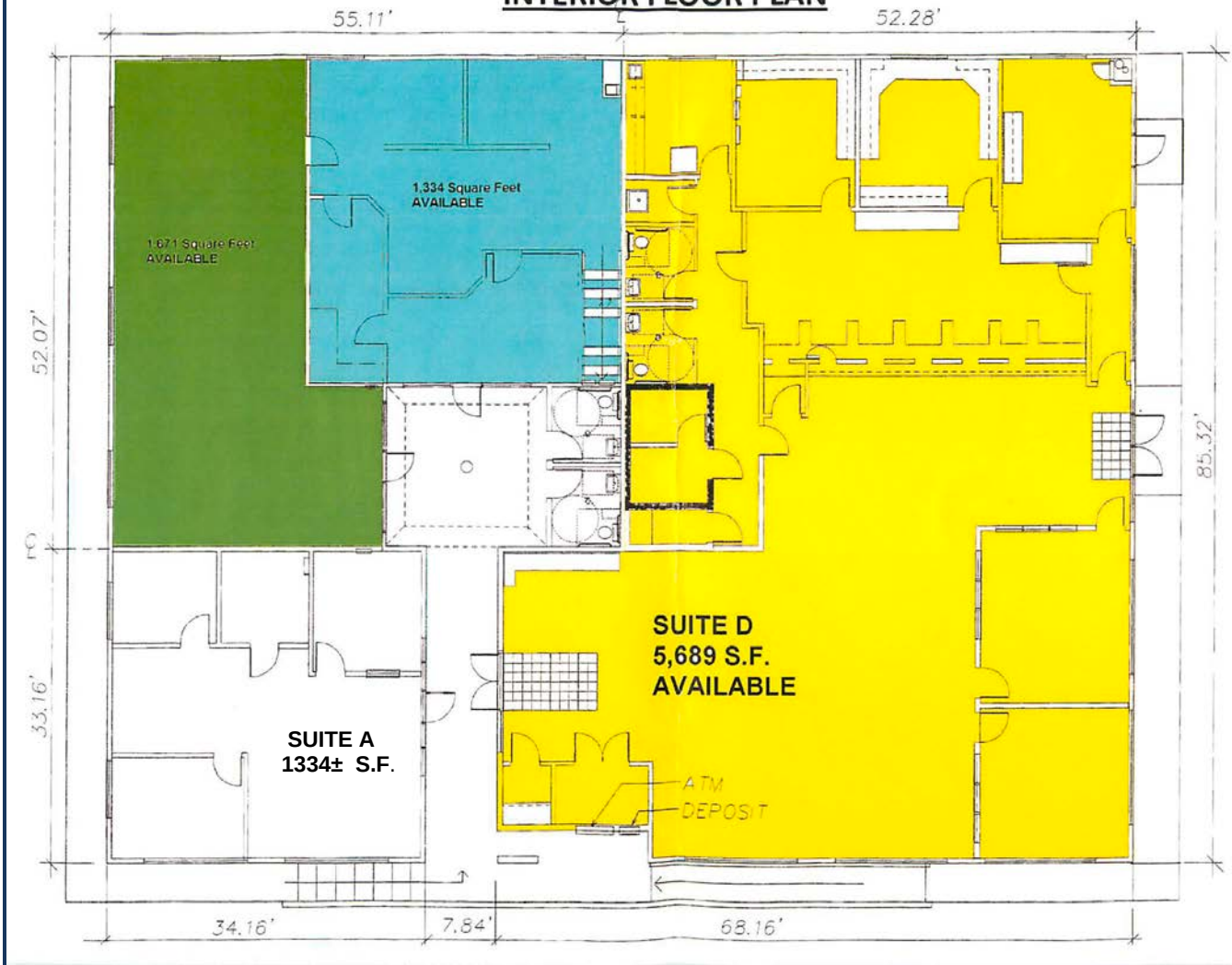


Davis Commercial Real Estate Services

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We believe the information contained herein to be correct. It is obtained from sources we deem reliable, but we assume no liability for errors or omissions.

INTERIOR FLOOR PLAN



Bank Space is complete and move-in ready with teller stations, vault, restrooms, break room, executive offices &, large open area.

