

UNIQUE MEDICAL CONDO FOR SALE

100% LEASED



NEW LISTING!



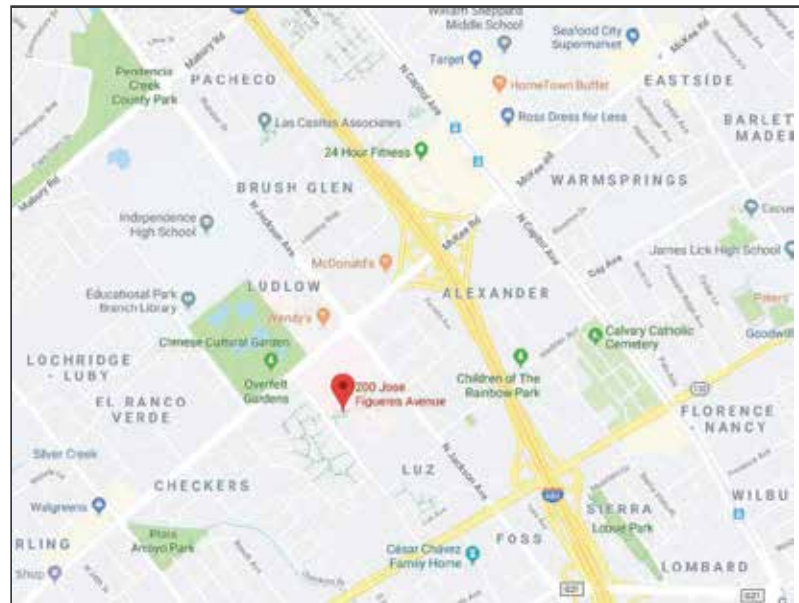
200 Jose Figueres Avenue, Units 485, 495, San Jose, CA.
±2,624 Square Feet

LEASED INVESTMENT:

- Tenant: Physicians Medical Group of San Jose
- Term: To October 31, 2025
- Sale Price: \$1,100,000
- CAP Rate: 5.21%
- Tour: Weekends only (call for appointment)
- **Please do not disturb tenant**

IDEAL LOCATION:

- @ McKee & Jackson (next to Regional Hospital)
- Easy access to Hwys. 680 & 101
- Medical Community
- Ample Free Parking



For the Sale Information, Please Contact Exclusive Agents:

JANA GLUCKMAN

408.529.7988

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ROXANA BAKER, CCIM

408.282.8505

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RITCHIE Commercial
RESPONSIBLE REAL ESTATE

34 W. SANTA CLARA STREET, SAN JOSE, CA 95113

DRE # 01209214 | www.ritchiecommercial.com

1 408.971.2700 f1 408.971.1600

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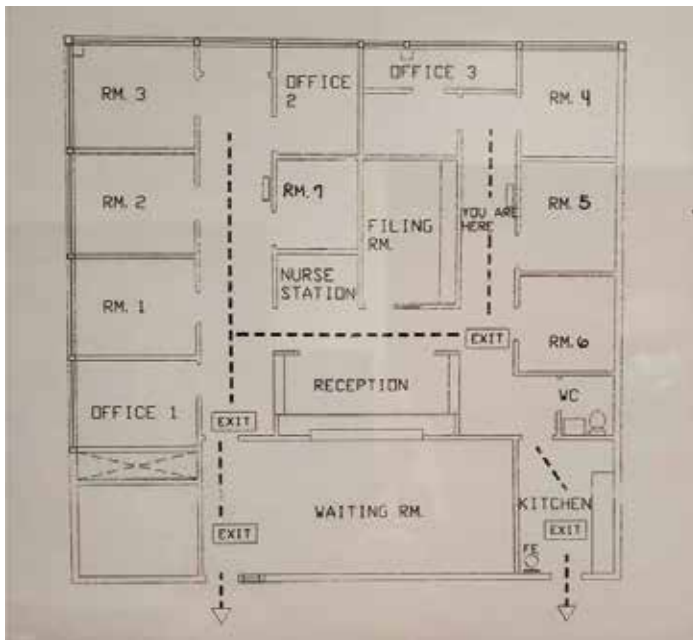


RECEPTION



TREATMENT

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FLOORPLAN



CLASSROOM / WAITING AREA

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INVESTMENT DETAILS

200 Jose Figueres Avenue, Units 485, 495, San Jose, CA.



HIGHLIGHTS:

LEASE:

- TENANT: Physician Medical Group of San Jose, Inc.
- SIZE PER LEASE: ±2,500 Square Feet
- TERM: November 1, 2020 - October 31, 2025
- CURRENT RENT: \$7,687.50 Per Month **\$92,250/Year**
- ANNUAL INCREASES: 2.5% Per Year

UNIT:

- YEAR BUILT: 2007
- #485 APN: 481-80-051 Size 1,356 SF
- #495 APN: 481-80-052 Size 1,268 SF
- Dual Unit Total: 2,624 SF

EXPENSES:

- HOA Fee: \$1,804/Per Month <\$21,648/Year>
 - Property Tax (est.) <\$13,200/Year>
- NET INCOME: \$57,402/Year**

SUMMARY AT \$1,100,000

- Price Per Square Foot (2,624 sf): \$419/SF
- CAP Rate: 5.21%

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