

# For Sale: \$1,787,000

## 1302-1310 9<sup>th</sup> St, Modesto CA



### Credit Tenant Sale Leaseback Or Owner User Opportunity

12,000 SF 13,939 SF CORNER LOT 7% Cap Rate

To discuss your property or any commercial real estate needs please contact:

**JORDAN AMARANT**

DRE# 01911219

209.345.8209 | jordanamarant@gmail.com

**Tony Quinteros**

DRE # 02278460

209.988.6189 | tonyqcre@gmail.com

PMZCommercial.com



# Investment Overview



Excellent Sale Leaseback Investment! Occupied by Fresh Ideas Flower company, founded in 1998, they are the region's largest wholesale and retail flower bouquet company.

Property features a 12,000 SF commercial building, on a 13,939 SF corner lot and offers a rare combination of office, retail, refrigerated cold storage, and open warehouse space under one roof. This property presents a versatile asset with broad appeal across food distribution, cold storage, light industrial, and service industry users. Interior highlights include a 5,000 SF open warehouse (50'x100'), a 1,500 SF 40° chiller room, a walk-in refrigerator, large office and retail areas, a remodeled restroom, and a breakroom with kitchenette.

The property is offered with a seller sale-leaseback in place featuring a five year modified gross lease at \$13,000 per month starting rent, providing an investor with immediate, stable income from day one. Please see financial summary in brochure for more information. Property could be sold to an owner-user if preferred.

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# Property Facts

**BUILDING SIZE**

**12,000 SF**

**LOT SIZE**

**13,939 SF**

**YEAR BUILT**

**1920**

**APN**

**105-45-011**

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# Financial Info

## Income:

Rent: 13,000/month: \$156,000 Annual

## Expenses:

Taxes (1.1%): \$20,898

Insurance: \$10,000

**Net Operating Income: \$125,104**

**Cap Rate: 7%**

## Lease Terms:

Seller Lease Back

5 Year Lease

Two x 5 Year Options

Tenant responsible for all maintenance  
except for roof and structure

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# Subject Property

DOUBLE TREE  
by Hilton™

B  
brenden  
THEATRES



GOLDEN VALLEY  
HEALTH CENTERS



# Location

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**SUBJECT PROPERTY**



# Broader Location

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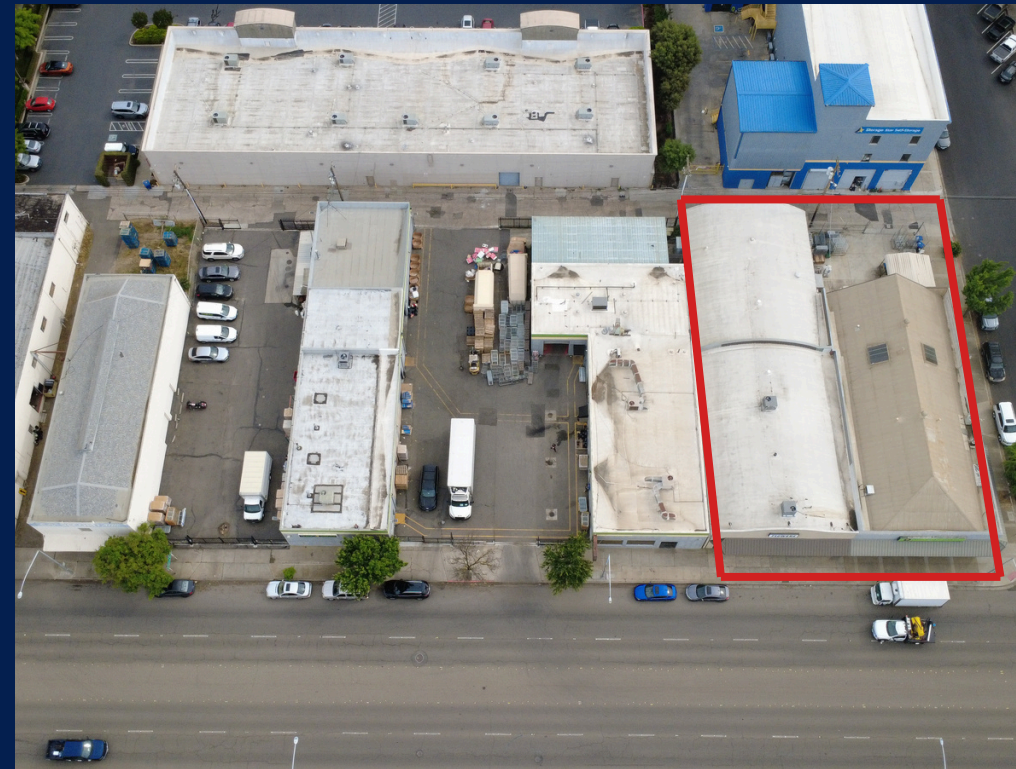
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# Aerial Photos



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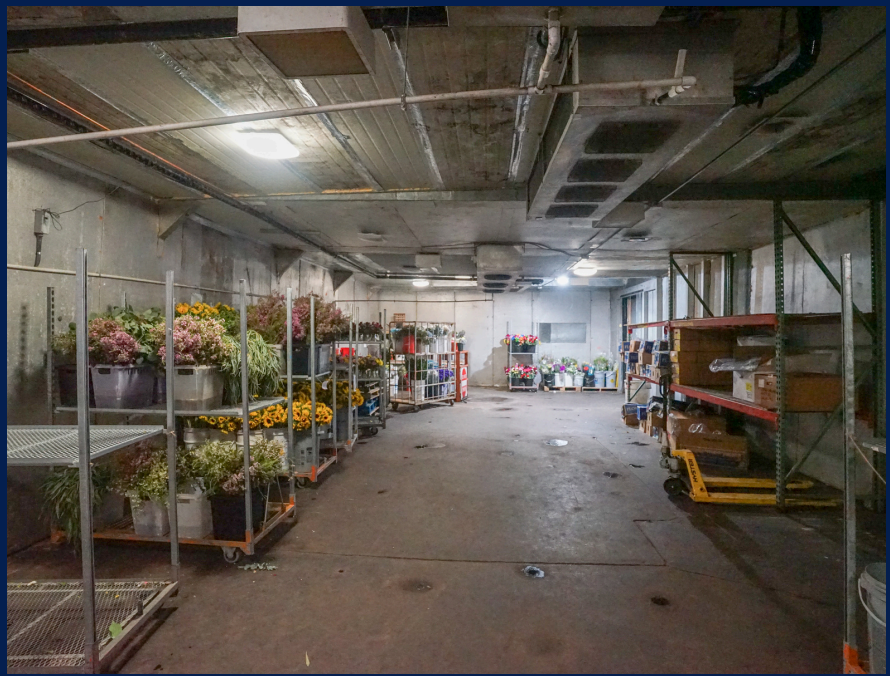
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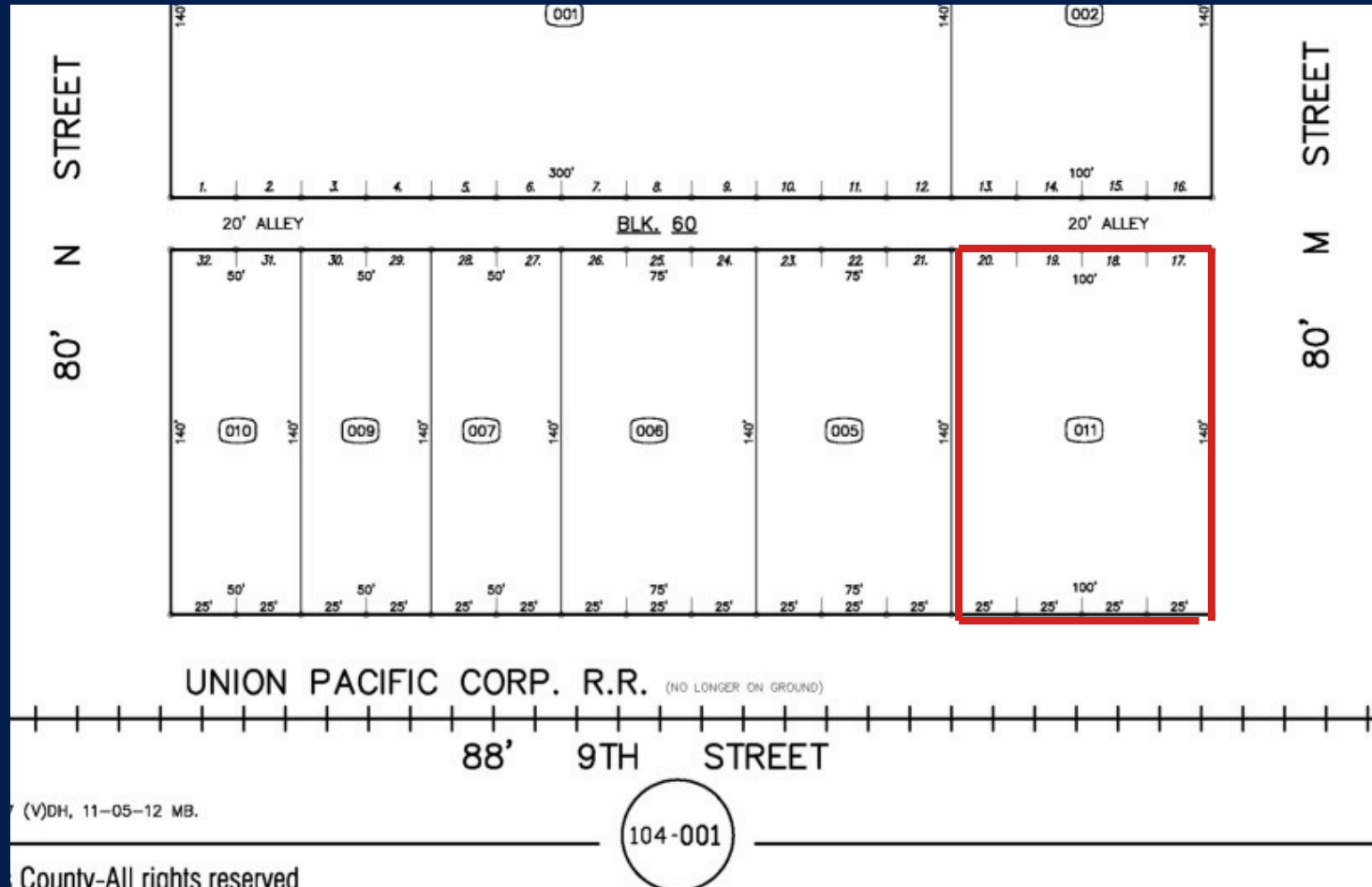
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# Parcel Maps



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