

EXCLUSIVE RETAIL OFFERING

Paul Kott Realtors, Inc.
RETAIL · OFFICE · INDUSTRIAL · INVESTMENT

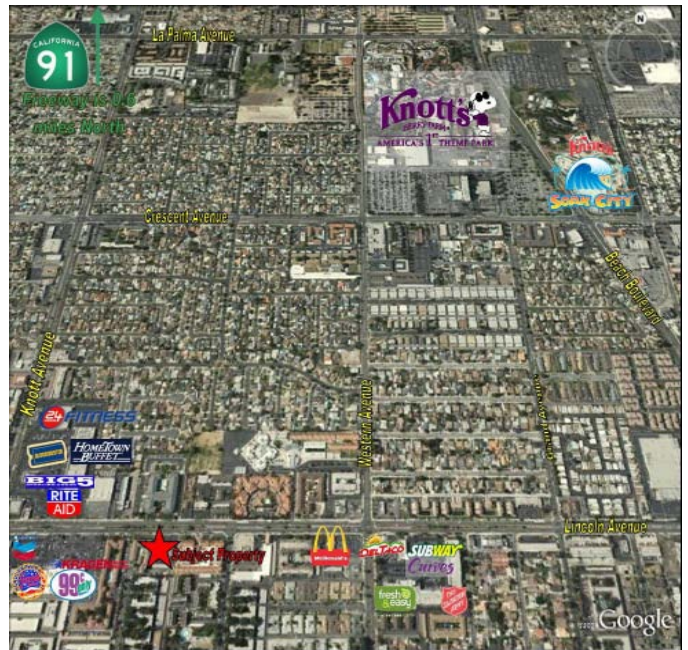
**3330 West Lincoln Avenue
Anaheim, CA**

INVESTMENT OPPORTUNITY

- ◆ PRICE: \$800,000
- ◆ GROSS LEASABLE AREA (GLA): 5,048 SF
- ◆ PRICE PER SQUARE FOOT (GLA): \$158.48
- ◆ YEAR BUILT: 1966
- ◆ CAP RATE - CURRENT: 4.66%
- ◆ CAP RATE - PRO FORMA: 5.92%

INVESTMENT HIGHLIGHTS

- ◆ Offered at an Attractive \$27.95 Per Land Square Foot at \$154.52 Per Building Square Foot
- ◆ Very Close Proximity to Shopping Centers Located on Knott Avenue and Lincoln Avenue
- ◆ Turnkey Restaurant Use with Various Restaurant Amenities (Subject to Tenant's Personal Property List)
- ◆ Located One Half Mile South of Knott's Berry Farm Between Knott Avenue and Beach Boulevard
- ◆ Large Monument Sign
- ◆ Multiple Offers Obtained



Listed & Sold by:

BRETT CERVANTES

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