



# INDUSTRIAL CONDO FOR SALE

1455 Donlon Street Unit 14  
Ventura Ca 93003

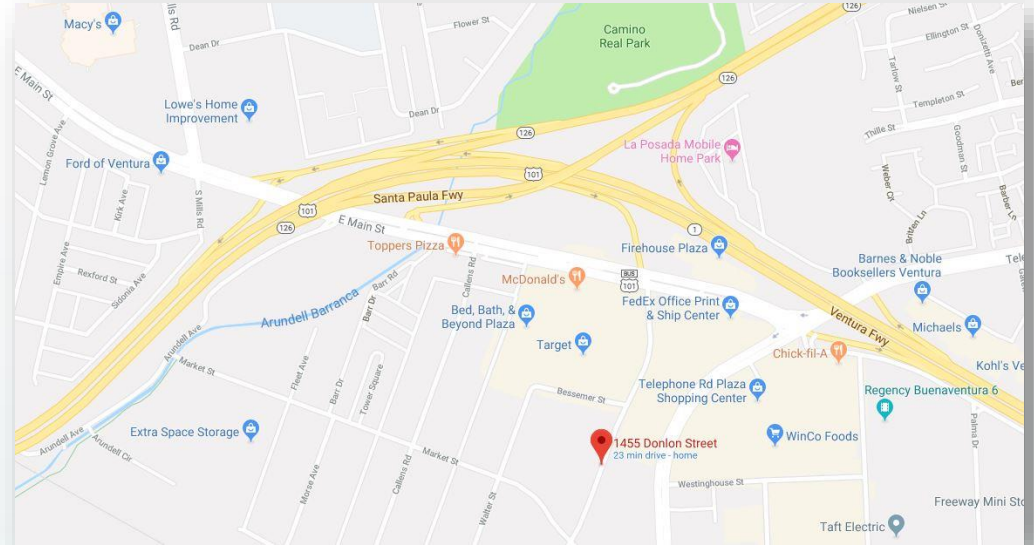


***BUENGER***  
Commercial Real Estate, Inc.

3600 South Harbor Blvd. Oxnard Ca 93035  
[Info@BuengerInc.com](mailto:Info@BuengerInc.com) [www.BuengerInc.com](http://www.BuengerInc.com)  
(805) 985-1007  
CaIBRE Licence 01378022

- 1,062 Sq. Ft. + 400 Sq. Ft. Loft
- Corner Unit
- Fully built out Office Space
- Current Lease runs through Jan 1<sup>st</sup> 2020

**\$365,000**



## Centrally Located Ventura. In Close Proximity to the 126 & 101 Freeways

- **1,062 Sq. Ft. + 400 Sq. Ft. Loft**
- **Fully built out Office Space with Restroom**



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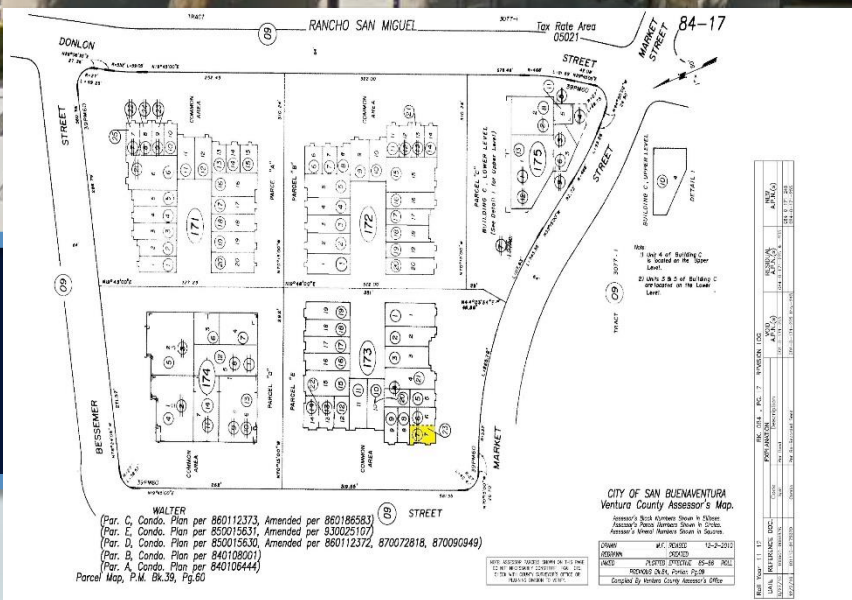
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## Investment Analysis at \$365,000

Rent Income	\$28,320
HOA Expense	\$2,280
Property Tax (New Basis)	\$4,190
Net Income	\$21,850

6% Cap Rate



## Perfect for a 1031 Exchange

- 1,062 Sq. Ft. + 400 Sq. Ft. Loft
- Located near 126 & 101 freeways
- Corner Unit
- Plenty of parking
- Fully built out Office Space with Restroom
- Current Lease runs through Jan 1<sup>st</sup> 2020



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