

AVAILABLE FOR SALE  
INVESTMENT PROPERTY - OFFICE BUILDING

10953 14<sup>TH</sup> AVENUE  
ARMONA, CA



*For information, please contact:*

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**ZEEB**  
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PROPERTY  
INFORMATION

**Building Size:** 2,998± SF  
**Cross Streets:** 4th Avenue and Walnut Street  
**Property Type:** Office Building  
**Existing Build-Out:** Fully Improved  
**Year Built:** 1953  
**Zoning:** MUD (*Mixed Use District*)  
**APN:** 017-080-001 (*Kings County*)

PRICE REDUCED

#### PROPERTY DESCRIPTION

Great investment with long term government tenant. The Kings County Commission on Aging, In Home support Services has occupied the property for over 10 years and has recently renewed for an additional 3 years and is putting over \$100k into improvements on the property.

This is priced at an 8% CAP rate and has very low maintenance. The property has room for expansion and 33 parking spaces!

*Call to see, by appointment only.*



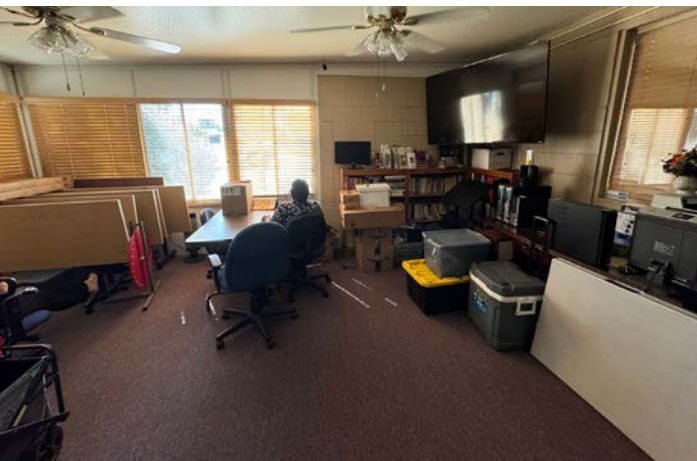
**\$607,000**  
ASKING PRICE

**8%**  
CAP RATE



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**PROPERTY**  
APN MAP / PHOTOS







**SITE** ➔

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