

# Owner User / Psychotherapy Offices / Investment / 5.27 Cap Rate

SANTA MONICA, CALIFORNIA



**1452 26th Street, Santa Monica CA 90404**

***UNDER NO CIRCUMSTANCES ARE THE TENANTS TO BE DISTURBED. ALL BUYERS AND BROKERS ARE REQUIRED TO BE ACCOMPANIED ON THE PROPERTY BY THE LISTING BROKERS.***



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Muselli Commercial Realtors is pleased to present an opportunity to acquire a 2,874 SF Psychotherapy building. It is ideally suited for psychiatrists, psychotherapists, physical therapists, and chiropractors. This is your chance to own property in Santa Monica, one of California's premier coastal markets. Within a 2-mile radius, this location is dense with homeowners, employees, hospitals, students, seniors, and tourists. A Walker's Paradise with a Walk Score of 91 and a Bike Score of 79.

<b>Price</b>	\$2,950,000.00
<b>Building Size</b>	Approximately 2,874 SF. The buyer is advised to verify the size.
<b>Lot Size</b>	Approximately 7,000 SF. The buyer is advised to verify the size.
<b>Parking</b>	Parking on-site is available for all tenants. Ample street parking.
<b>Economics</b>	Gross Income - \$230,010.36 Expenses - \$74,497.30 Net Income - \$155,513.06 (includes property tax based upon \$2,950,000) Cap Rate - 5.27%
<b>Highlights</b>	The 13 offices are all improved and designed for individual practitioners. Each office has individual climate control, state-of-the-art soundproofing (double studded walls with resilient channel, drop-down threshold, etc.), and a natural gas fireplace. There are four separate waiting rooms, and each tenant is provided with one parking space. Most offices have separate egress. There are 3 bathrooms.
<b>Area</b>	Prime location with easy access to the 10 Freeway, West Los Angeles, Brentwood Pacific Palisades, Venice. Marina Del Rey & more.
<b>Sale Deal Points</b>	Proof of funds is required. All Cash with no loan contingency. 30-day escrow total, including a 15-day due diligence period. Buyer shall cooperate in Seller's 1031 Exchange.
<b>Buyer Broker Fee</b>	2% fee to the Buyer's Broker.



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