

44943 10TH ST WEST

Lancaster, CA



Small Commercial Ofc w/8 Suites. 10 CAP NNN Leaseback! - \$570,000

Attention 1031 Residential Income buyers. Welcome to your next step up - small commercial property, and Triple Net leases, where strong credit tenants pay all the bills, returns are guaranteed, and maintenance, repairs and tenant complaints don't exist! 44943 10th St West is a well located 2200 sq ft building with 11 rooms comprising 8 small offices with rents ranging from \$600-\$1200 per office. Located within the Lancaster Bl. special entertainment district, the building enjoys city clean up squads, bicycle patrols and all the amenities Lancaster Bl has to offer: Shops, restaurants, theatres, museums, outdoor dining all along the Aerospace walk of fame. Cleanliness and security are high priorities for business friendly government. The seller offers a 10cap ABSOLUTE TRIPLE NET leaseback with secure tenants like LA County-(HSA); METROLINK and the sellers (40 year) thriving business.

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