



PUBLISHED RESERVE: \$499,500

LAST ASKING: \$549,000

SIZE: 2,747± Square Feet (net rentable)

ZONING: Planned Unit Development
(PUD-347)

PROPERTY INSPECTION: Do not
disturb tenant. Call Auction Information
Office to arrange an Inspection.

FINANCING: None – All Cash



DESCRIPTION: The property is comprised of five ground floor condominiums consisting of 2,747± net rentable square feet which have been configured into one large contiguous medical office suite in Pleasant Hill, on Gregory Lane, and is currently leased to John Muir Health.

Two Worlds Condominiums was built in 1984, and the office space has a highly-partitioned central hall layout, with an open reception area. There are two private offices, nine exam rooms and two restrooms. The medical office has been leased since 1996 to the same user, with the current lease generating \$6,531 per month, with a lease expiration of October 2016. The lease is modified gross with the tenant responsible for utilities and janitorial service and the landlord responsible for real estate taxes, property management and exterior maintenance. HOA monthly fees of \$2,658 are paid by the landlord and cover exterior maintenance, insurance, outside common area, utilities, landscaping, management and reserves. See Supplemental Information Package for a copy of the Lease.