



PUBLISHED RESERVE: Call Auction Information Office

LAST ASKING: \$499,500

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

ZONING: Planned Unit Development (PUD-347)

PROPERTY INSPECTION: Call Auction Information Office to Arrange

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 Sutter 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