

6,932 sq. ft.

Freestanding Office/Warehouse Building For Sale

Featuring
Dock-High Loading



1320 Calle Avanzado

- 6,932 sq. ft. two-story building
- 1,790 sq. ft. two-story office area
- 5,142 sq. ft. warehouse area
- 2 ground level loading doors
- Dock high loading door
- 24' warehouse height
- Approx. 12 parking stalls
- Price \$1,282,420



JOHNSTON PACIFIC
COMMERCIAL REAL ESTATE, INC.

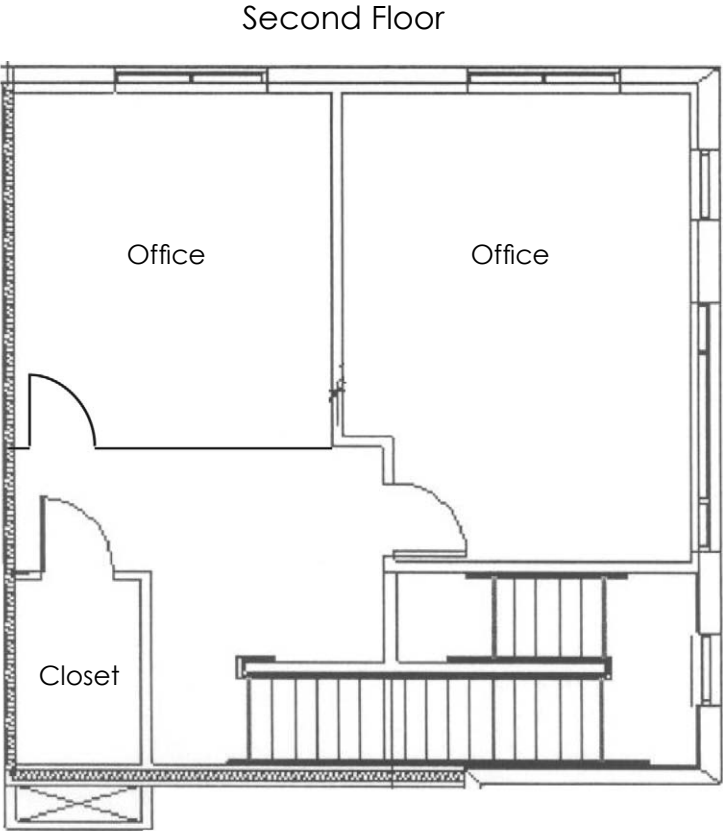
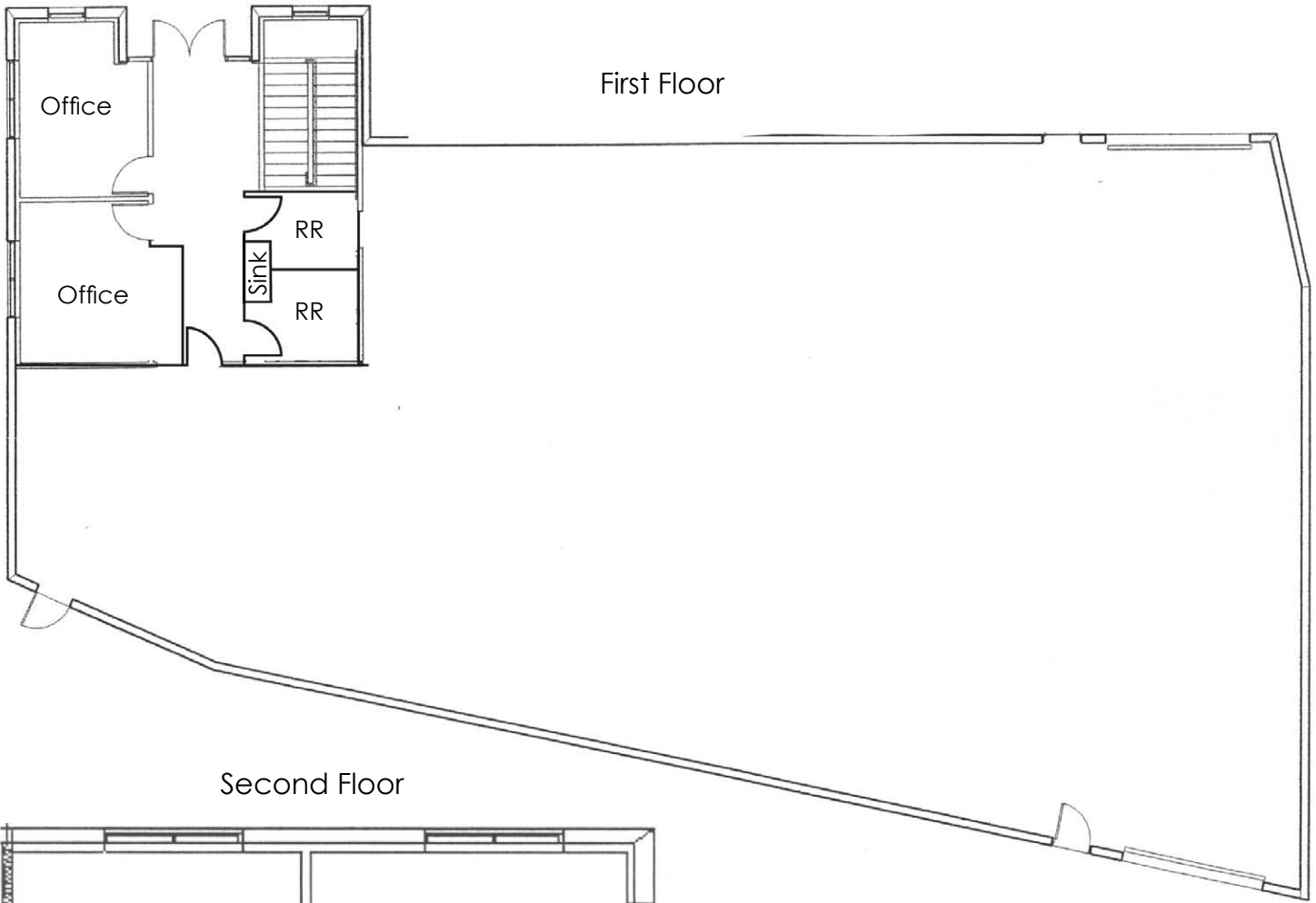
Rob Johnston

949-366-2020

rob@johnston-pacific.com

www.johnston-pacific.com

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Sample Sale Scenario	
Purchase Price	\$1,282,420
Down Payment (10%)	\$128,242
Loan Interest Rate	4.6%
Loan Term	25 year
Monthly Mortgage	\$6,456
Monthly Mortgage per SF	\$.93

1320 Avanzado is part of two associations. Master association dues are \$159 per month and sub-association dues are \$438. Property tax is approx. 1.3%.