

**REDUCED FROM \$1,128,000 - NOW \$899,000**

## 1357 KOOSER RD, San Jose, CA 95118

Offered at **\$899,000** Type Comm. For Sale MLS # ML81239671 **SqFt 2,862** Lot Size **17,159 SqFt**  
Year / Age 1970 / 42

Read more at <http://www.mlslistings.com/PropertyDetails.aspx?id=9430061#1ph84rX7W7SLTo10.99>

**Freestanding Building** on High Traffic Corner, Monument Sign, 16 Parking Spaces, Surrounded by Shopping Centers and Strip Centers, Investment Opportunity, Please Do Not Disturb tenants, Call Listing Agent for Showing.

### Annual Income & Other Info

**Rental Inc:** \$84,000

**Total Exp:** \$17,100

**Ann Net Inc:** \$66,900

**CAPRATE:** 7.442

**GMR:** 10.7

**Inc. Includes:** Rents



**# Buildings / # Units:** 1/1

**Ceiling Height (ft):** 15-20

**Cooling:** None

**Foundation:** Concrete Slab

**Heating:** Heat Pump

**Lot Description:** Free Standing Building, Corner, Commercial Location

**Meters:** Master Electric

**Present Use:** Retail

**Roof:** Tar and Gravel, Shingle

**Sewer:** Sewer Connected, Sewer in Street

**Utilities:** Electricity - 440 Volts

**Water:** Well - City/Public

**Zoning:** C1PD

**Larry Fordyce**

**International Real Estate Services**

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**CALL LARRY NOW! 408-206-6707**