

BENICIA COMMERCIAL BUILDING FOR SALE



**721-727 FIRST STREET
BENICIA, CALIFORNIA**

Lot Size: 40 feet x 75 feet = 3,000 square feet

Improvements:	<u>Floor</u>	<u>Square Feet</u>	<i>Note: There is also a basement & small attic.</i>
	▪ Ground	3,000	
	▪ Second	<u>4,546</u>	
	▪ Total	7,546	

Income:

- *Ground Floor* – Randy’s Restaurant: \$2,500.00/month; month-to-month lease. Tenant pays an additional \$250.00/month for utilities
- *Second Floor* – Currently occupied by Solano Lodge, Independent Order of the Odd Fellows, who will vacate upon close of escrow

Description:

- 2-story masonry building, built in 1890
- Designated a historic building
- Major work completed in 2009 to repair & strengthen the front façade
- Located in Downtown Benicia, next to the former State Capital Building
- A portion of the second floor is located over a City alleyway; the owner is currently working with the City to finalize an encroachment agreement

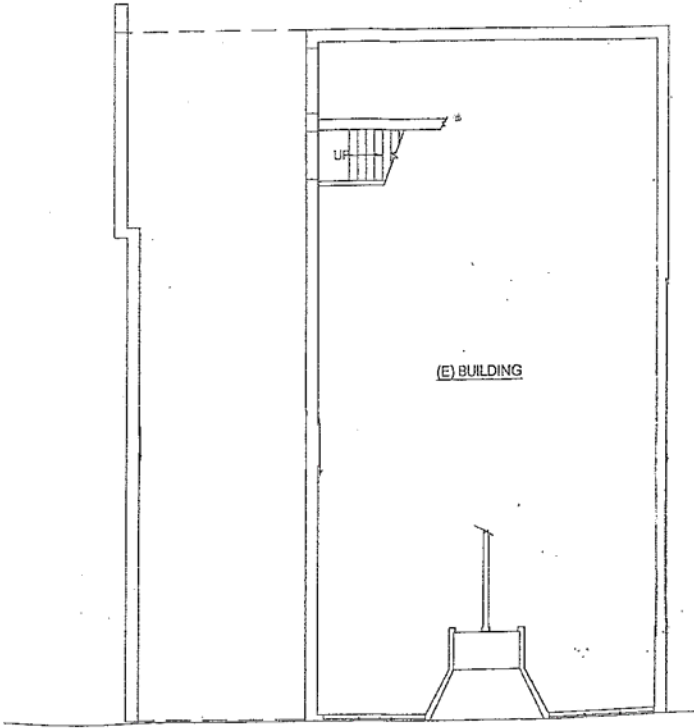
Price: \$900,000.00

04/22/10

**For Further Information, Contact Exclusive Agent:
STEVE BANKER • DRE License #00577218 • 510-763-7016**



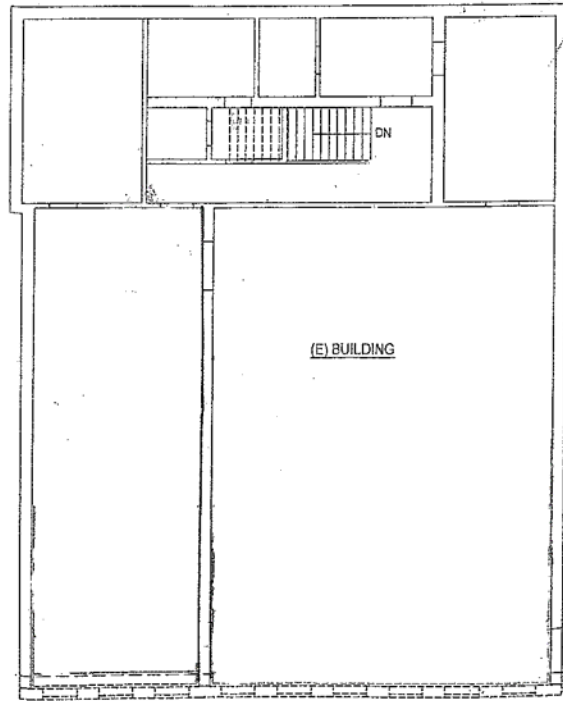
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(E) SIDEWALK

FIRST STREET

GROUND FLOOR



SECOND FLOOR