

**7.3% RETURN**



## Fully Leased Investment Property

2000 5th Ave., Oroville CA

**\$30,660 annual net income.** This brand new commercial complex offers a secure and profitable opportunity for the investor seeking a safe, but high return. Quality Construction completed in 2009. 2,000 sq. ft. split into two units. Table Mountain Physical Therapy in Unit A (1,600 sq. ft.) and The Group Real Estate Brokers in Unit B (400 sq. ft.) Beautifully landscaped. Triple Net Lease (NNN).

***Purchase Price: \$419,000***



**For More Information, Contact:**

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**THE GROUP**  
REAL ESTATE BROKERS

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