

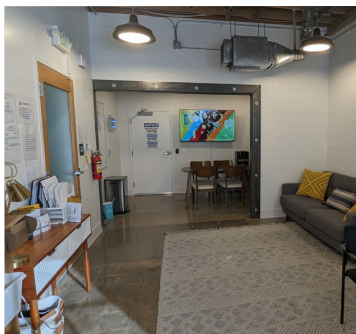
## TURNKEY TYPE N INFUSION FACILITY WITH DISTRIBUTION *Long Beach, CA*

\$550,000



This is a great turnkey asset, with one of the best tax rates in the state 1%. If you are looking for an opportunity with minimal risk to get into the industry or expand into the SoCal market this is the opportunity you have been looking for.

**NDA REQUIRED**



### HIGHLIGHTS

- Open to seller carry, please call for terms
- Lease \$3,830 + \$520 (NNN with two 5-year options)
  - Currently 5 months left on the first lease
- Includes a full list of equipment worth over \$75,000 and improvements totaling \$215,000.
  - Commercial kitchen
  - 1,800 lbs safe bolted to the floor
  - Security System
  - Additional 200Amp Single Phase Power
- License was recently renewed you have a year before the next fee.

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