



**\$300K DOWN - SELLER CARRY  
Fast Close**

**441 N. FIRST STREET,  
SAN JOSE,  
CALIFORNIA**



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**MEACHAM/OPPENHEIMER, INC.**

COMMERCIAL BROKERAGE

INVESTMENT SALES

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[www.moinc.net](http://www.moinc.net)

**PROPERTY INFORMATION:**

- Single Tenant Office Bldg.- FOR SALE
- Sale Price ~~\$899,000.00~~ ~~\$799,000.00~~ **\$750,000.00**
- 2,660 Square Feet / \$282 Per Square Foot!
- Perfect Owner/User Deal
- Large Bullpen Area
- Perfect Law Office/CPA/Counseling/Architect
- Close Proximity to Court House
- Easy Access to Light Rail
- Secured Parking Lot with 12 Spaces
- Newer Roof & HVAC

**Purchase Scenario:**

Monthly Expense

\$795 Property Tax

\$125 Insurance

\$2,437 Loan Payment (\$450 K at 6.5% Interest Only)

**\$3,357 Total Cost Per Month to OWN**