



**FOR SALE | \$3,600,000**

# Live/Work - Duplex/Restaurant Investment Package



## 2 Commercial Properties & Business offered as a Package

### Property Highlights

- Located near I-5 Exit 42 'Lexington'
- Apx. Total 1.7 Acres
- C-2 Urban Commercial Zoning
- Thriving Pandemic-Proof Business
- Multiple Dining Structures and Amenities
- Total Restaurant Capacity 275 (in & out)
- Parking for apx. 125 Vehicles
- 2,000 SF, 5 Bed, 2.5 Bath Duplex
- Combined estimated Cap Rate: 5.25%



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