Ventura Investment Office Building for Sale

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The Lincoln Inn

950 County Square Drive Ventura • California

Becker Group

Contact | Call for a Tour
Jeff Becker 805.653-6794 ext 201 |jbecker@beckergrp.com

Real Estate Investments | Property Management

web www.beckergrp.com tele 805.653.6794 fax 805.653.6795 license 01213236
street 40 South Ash Street Ventura, CA 93001 mail PO Box 23277, Ventura, CA 93002

The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it's accuracy and completeness. Any projections, opinions, assumption or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

Unique Office Suites For SALE

Contact: jbecker 805.653-6794 ext. 201 | jbecker@beckergrp.com

The Lincoln Inn
950 County Square Drive
Ventura • California

asking $4,950,000

- Office Investment with Small + Mid-size Office Suites
- 27,522 sq. ft. Office Building | 66,211 sf Lot
- 59 Substantial On-Site Parking Spaces + 3 ADA Spaces
- APN 083-0-212-070
- Great Location with High Visibility
- Excellent Access to 101 Frwy and Hwy 126
- A Block away from the County Government Center, Restaurants, Banks, Shopping Centers and Other Amenities

Located in the Heart of the Victoria Business Corridor and a Block Away from the Government Center

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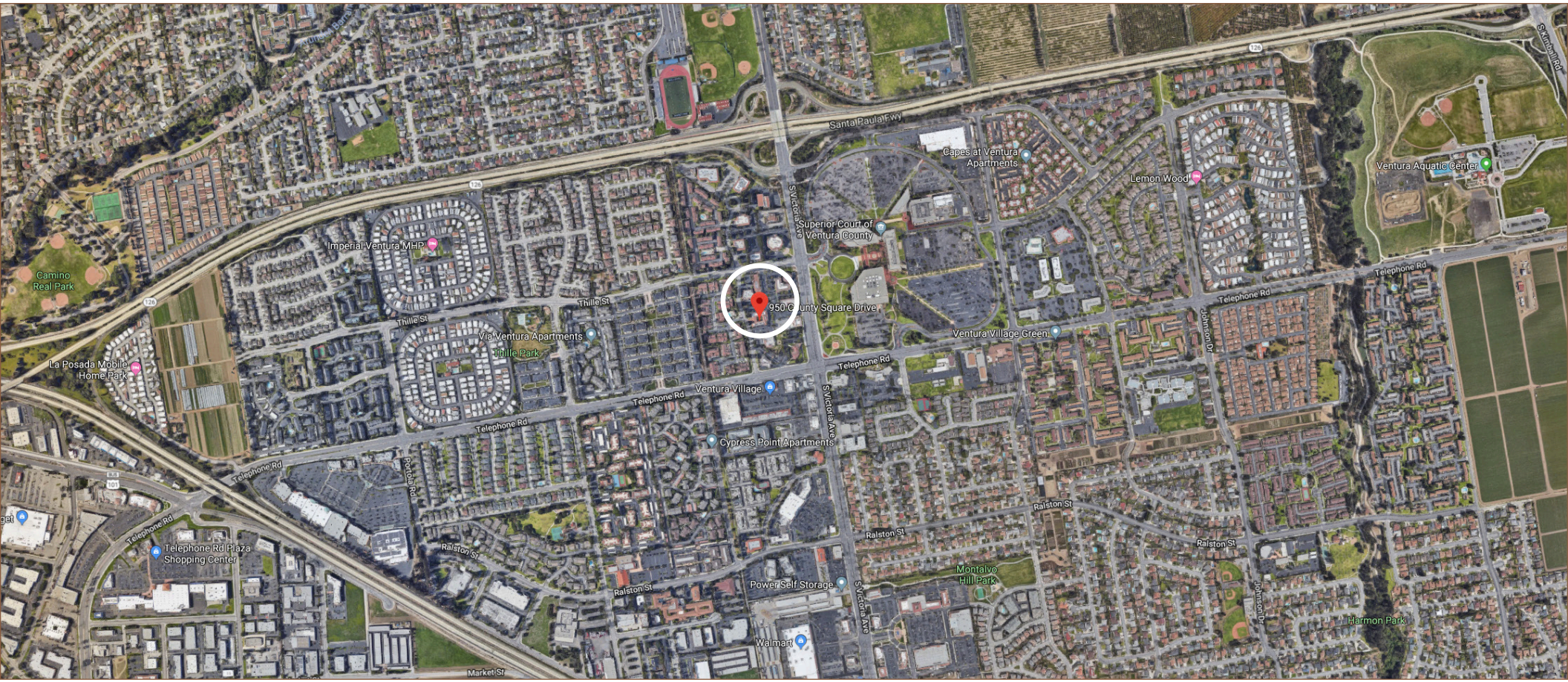
950 County Square Drive

aerial map



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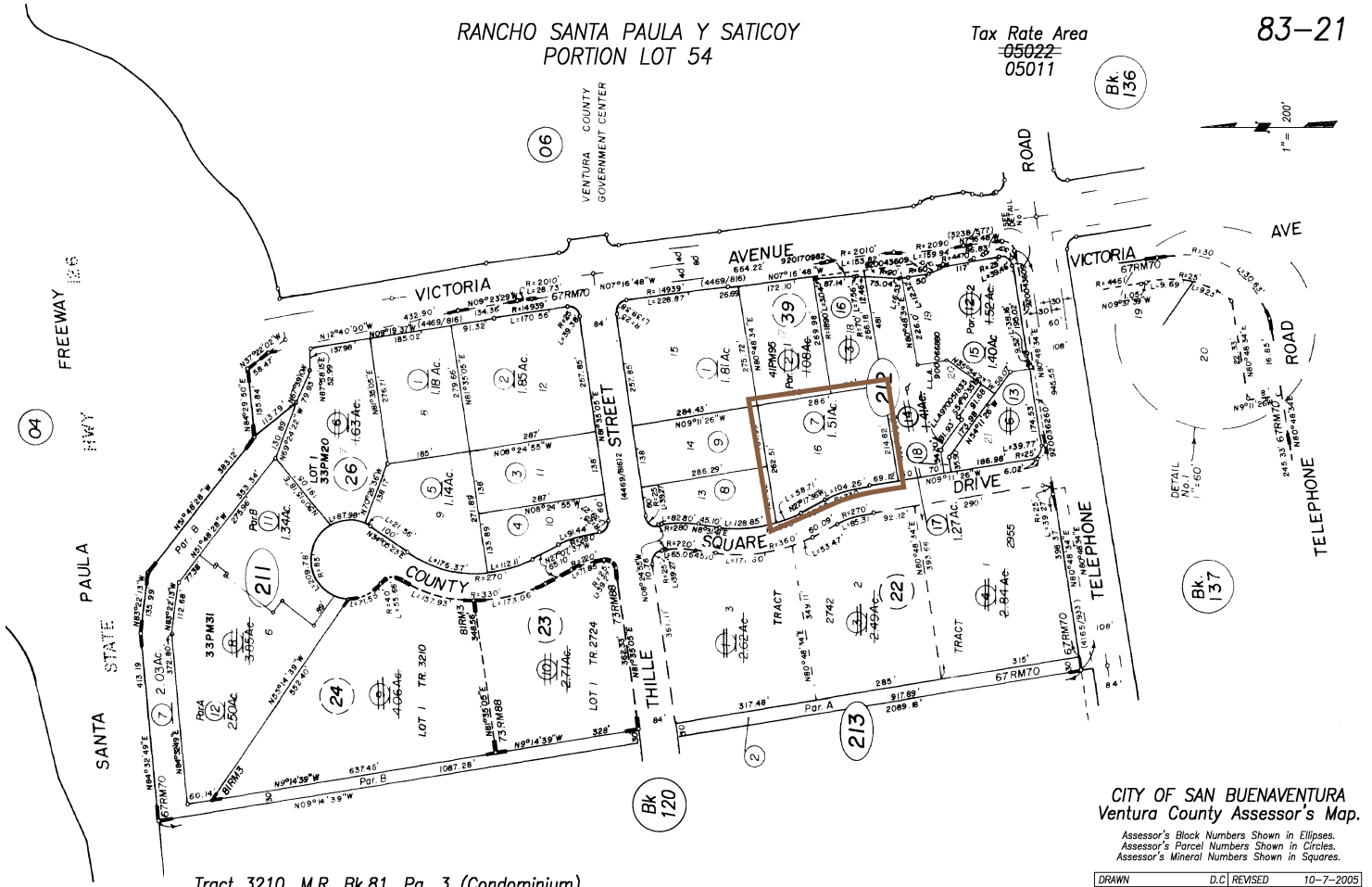
assessor's map



Tract 3210, M.R. Bk.81, Pg. 3 (Condominium)
Tract 2724, M.R. Bk.73, Pg. 88 (Condominium)
Tract 2433, M.R. Bk.67, Pg. 70 (Condo. Lot 7 Per 33PM20)

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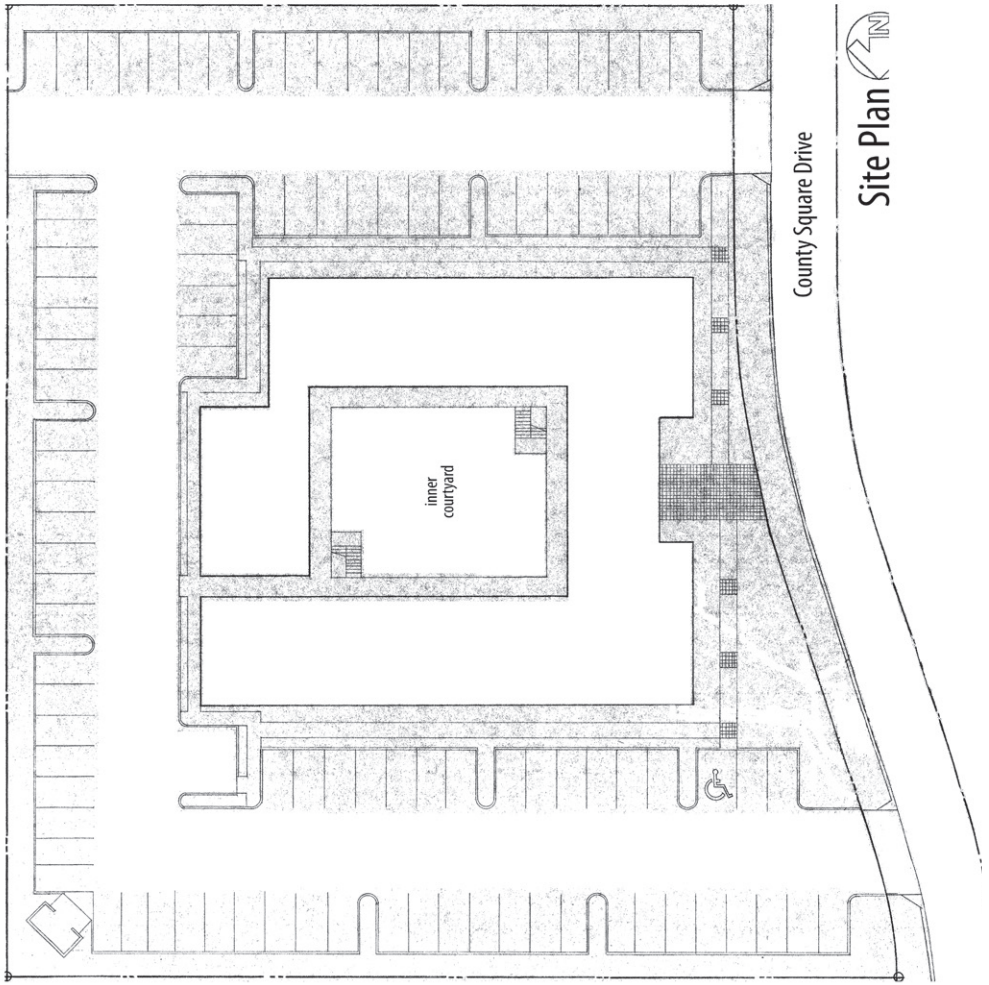
950 County Square Drive

finanical

Property Financial

	Actual	*Proforma*
Income		
Rental	$439,100	$480,000
Vacancy 3%	<$ 12,800>	<$ 14,400>
GROSS $	426,300	$465,600
Expense		
Expenses	$156,500	$168,000
NOI	**$269,708** [5.5%]	**$297,000** [6%]

site plan



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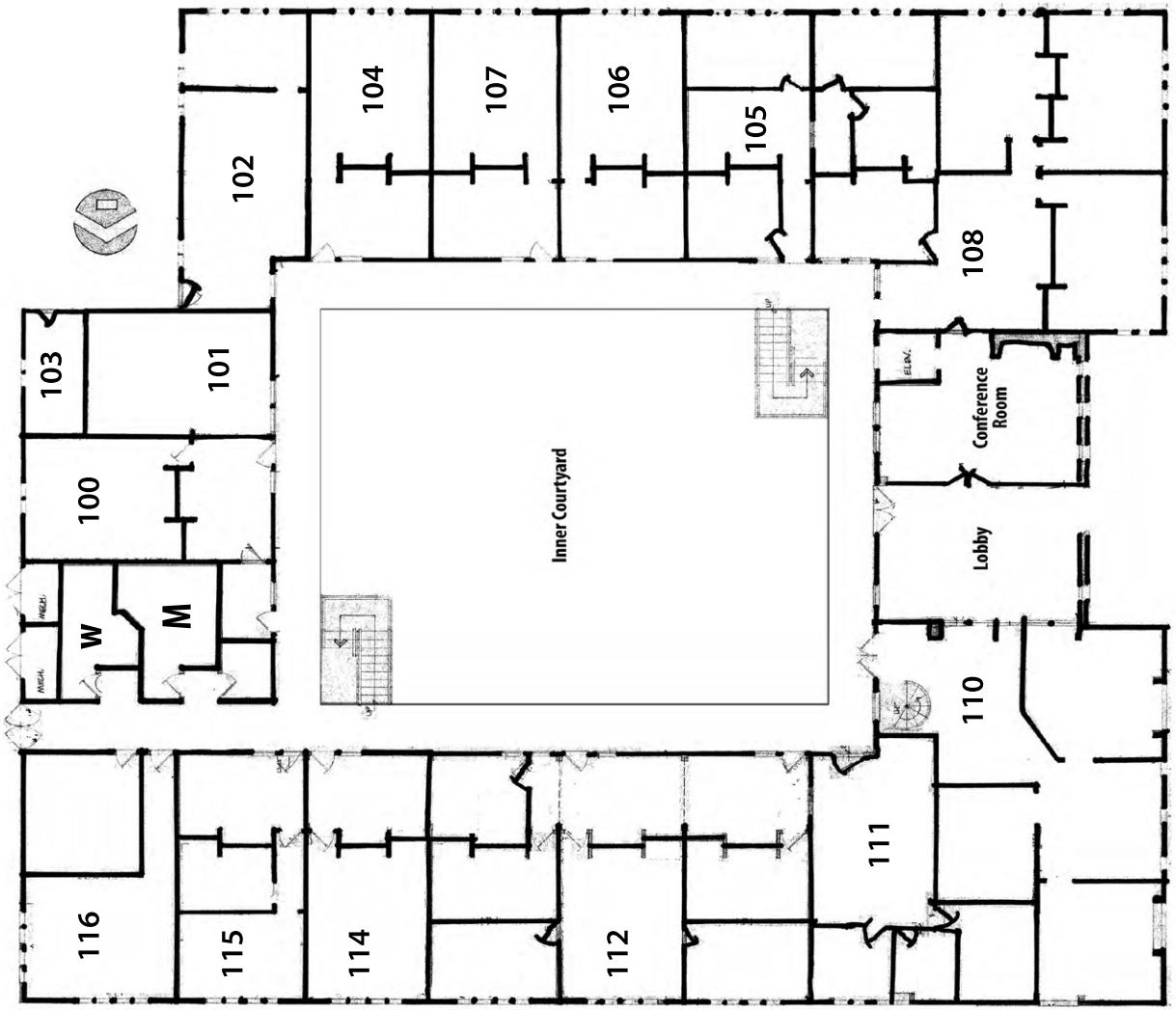
1st floorplan



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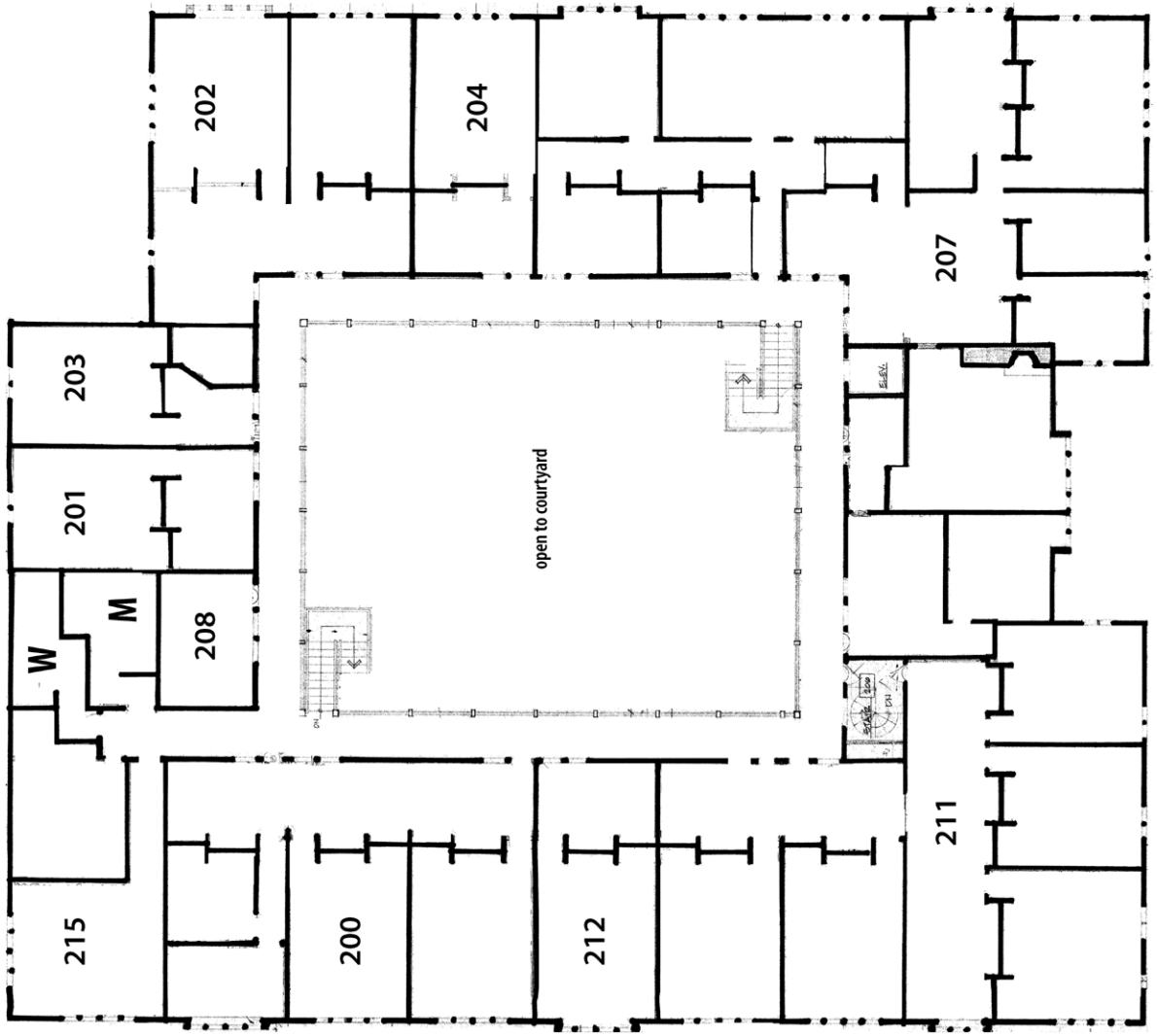
2nd floorplan



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landscaped interior courtyard

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grand floor lobby

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