



751 N. FAIR OAKS AVENUE PASADENA, CA 91103

SIZE:
11,694 SQFT

PRICE
\$4,995,000

PROPERTY HIGHLIGHTS:

- Built in 2004
- Winner of the 2008 City of Pasadena Beautiful Award & Featured in the 2005 Concrete Builders Magazine for creative design
- Leased Investment or 3d Floor Available for Owner/User
- 3.5 Cap on scheduled \$166,720 Net Income (adjusted for taxes)
- Close proximity to Old Pasadena and its amenities
- Secured access, elevator serviced and sprinklered.



Hoss MacVaugh

Office: 626.583.8400 • **Cell:** 626.255.2308 • **Email:** hoss@macvaugh.com

MacVaugh & Co. • 87 North Raymond Ave. Suite 320 • Pasadena • CA 91103 • www.MacVaugh.com

The information contained herein has been obtained from sources deemed to be reliable. While we have no reason to doubt its accuracy, we do not guarantee to and assume no liability for any inaccuracies and/or omissions. This is not an offering. Terms and conditions are subject to change. BRE License #00971669