



## :: OFFERING SUMMARY

- Nestled in the Tehachapi Mountains
- Management in Place
- Upside Potential
- Open 24/7
- 5,000 SF of Additional Retail Space
- Seller Financing
- 10% Cap Rate
- 14.75% Cash on Cash Return

**SALE PRICE :: \$1,799,999**

For more information please contact:

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No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.

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