

# BUSINESS WITH OPTION TO PURCHASE THE PROPERTY



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**ADDRESS: 12461 Amethyst Ave, Cutler, CA 93615**

Restaurant inside the store is now rented for \$1,000/month

**OFFERING PRICE  
\$150,000  
Building: 2,600 SF  
Lot Size: 6,750 SF**



**MUADH SAED  
DRE: #02079370  
CELL: 661-378-2108  
MUADHSAED@GMAIL.COM**

PLEASE DO NOT DISTURB EMPLOYEES OR SPEAK TO THEM REGARDING THE SALE WHEN VISITING THE LOCATION

 <b>COMMERCIAL CATEGORY</b>	 <b>TULARE COUNTY</b>	 <b>\$XX,XXX NOI</b>	 <b>16,635 3 Mile</b>	 <b>3,550 VPD</b>
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**841 Mohawk St | Suite #270 | Bakersfield | CA 93309 | DRE #02213635**

