

FOR SALE

2030 STOCKTON BOULEVARD
SACRAMENTO, CALIFORNIA

OFFERING MEMORANDUM

±2,972 SF BUILDING
\$600,000

NEWMARK

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CA RE License #01249433

DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (DATE) of this Memorandum have remained the Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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This purchase does not include the vacant lot to the south.

Drive by tour only. Please contact executive advisor for property access or additional information.



THE OPPORTUNITY

Newmark, as the exclusive advisor, is pleased to present the opportunity to acquire a two-story freestanding live/work building in the highly desirable Elmhurst/Med Center neighborhood of Sacramento, California. Built in 1952, this mid century modern building is approximately 2,972 square feet and fronts Stockton Boulevard at T Street on a 0.09 acre parcel. . The first floor consists of a fully remodeled single-car garage and two separate office/flex units. These units are self contained with private offices, full bathroom, washer/dryers, and partial kitchen build-outs. The second floor, accessible by a separate entrance, is approximately 1,486 square feet and is comprised of a spacious 2 bedroom/1 bath flat. This unit is roughly 80% completed, with an estimation of \$50,000 to finish. With flexible C-2 zoning, this building allows for a variety of office, retail and residential uses.

Located within the urban core, this opportunity allows the owner-user or investor easy access to hospitals, restaurants, shopping, freeways, coffee shops (Starbucks across the street), employment, parks and schools.

PROPERTY INFORMATION

Address:	2030 Stockton Boulevard, Sacramento, CA 95817
Offering Price:	\$600,000
Price/SF:	\$201.88
Building SF:	±2,972 SF
Typical Floor:	±1,486 SF
Floors:	2
First Floor:	Single Car Garage and Two Office Units
Second Floor:	Partially Finished Two Bedroom/1 Bath Flat
Parcel Size:	±0.09 Acre (±4,065 SF)
APN:	014-0013-002-0000
Zoning:	C-2 (General Commercial)
Year Built:	1952
Parking:	Single Car Garage
Roof:	Built-Up Roof System Over Wood Roof Deck





PROPERTY HIGHLIGHTS



Live/Work Opportunity



2 Separate Offices (First Floor)



Large 2 Bedroom/1 Bath Flat (Second Floor - 80% Finished)



Rare Owner/User Building of this Size at this Location



Across from UC Davis Medical Center Campus



Multiple Use Options



Flexible C-2 Zoning

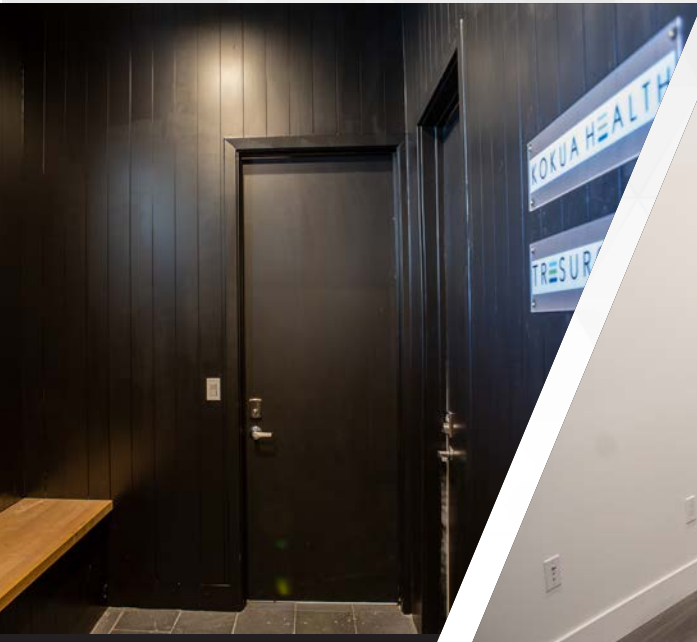


Contractor Special

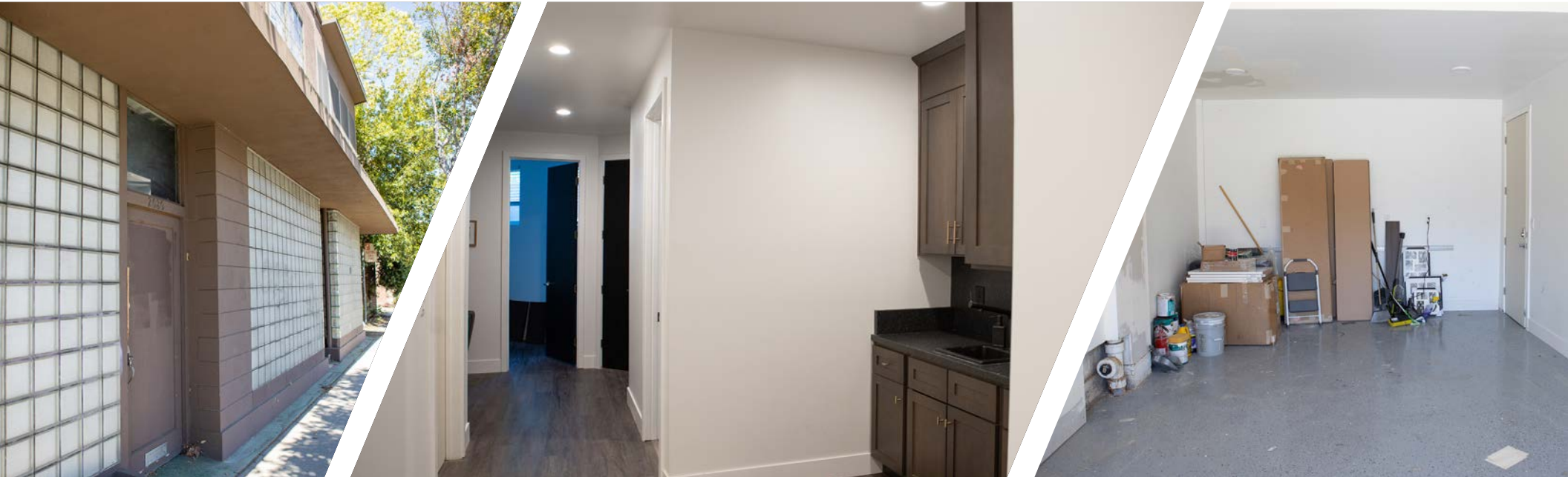


Withing Minutes to Multiple Freeways and a Plethera of Restaurants, Shopping, Employment, Schools, Coffee (Starbucks Across the Street), and Parks

PROPERTY PHOTOS



PROPERTY PHOTOS



ZONING

Designation:

(C-2) General Commercial

C-2 Zone - Purpose:

Provide for the sale of goods; the performance of services, including repair facilities; office use; dwellings; small wholesale stores or distributors; and limited processing and packaging.

Permitted Uses:

A variety of office, residential, and retail

Current Use:

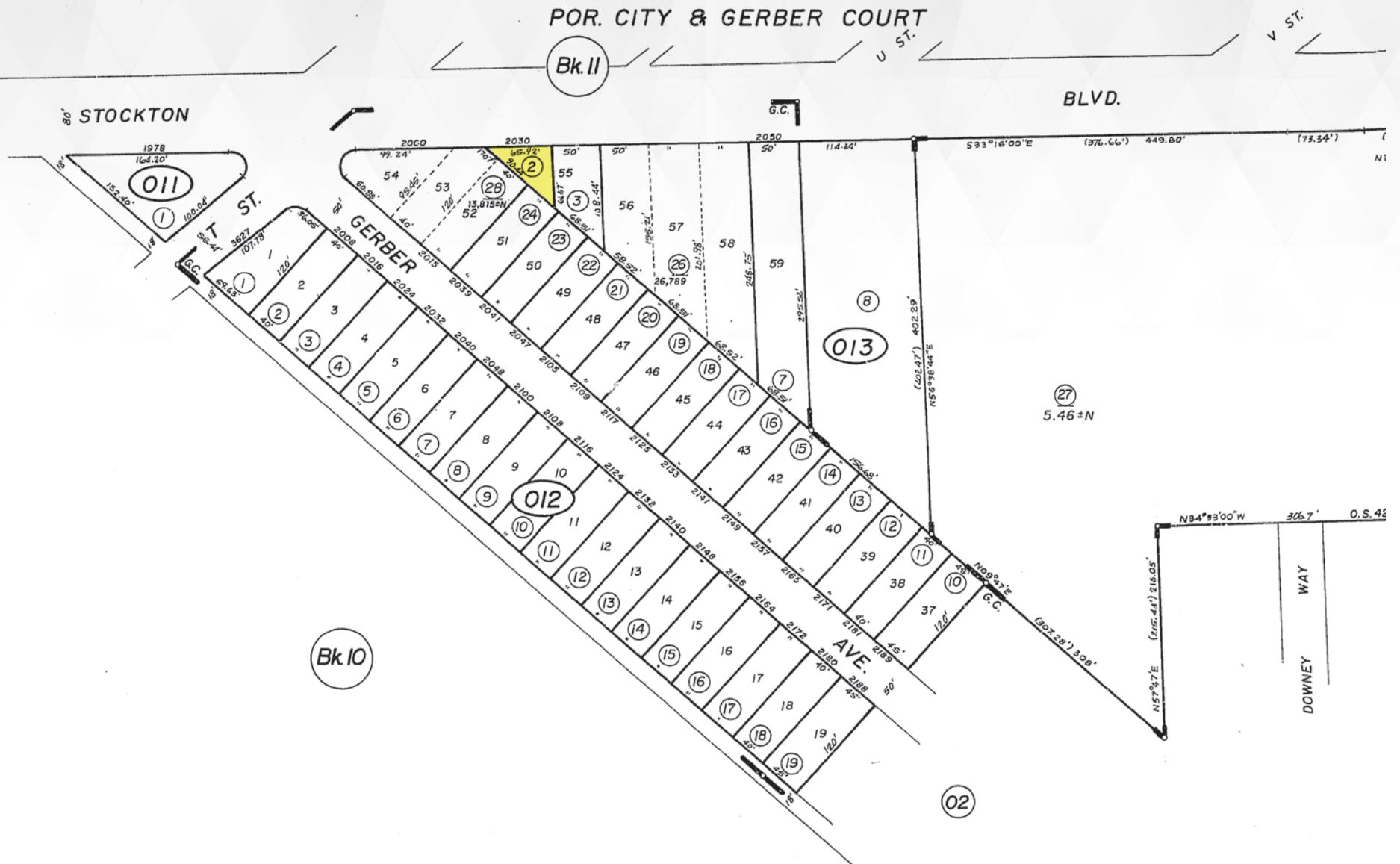
Office-residential (work/live)

Zoning Authority:

City of Sacramento



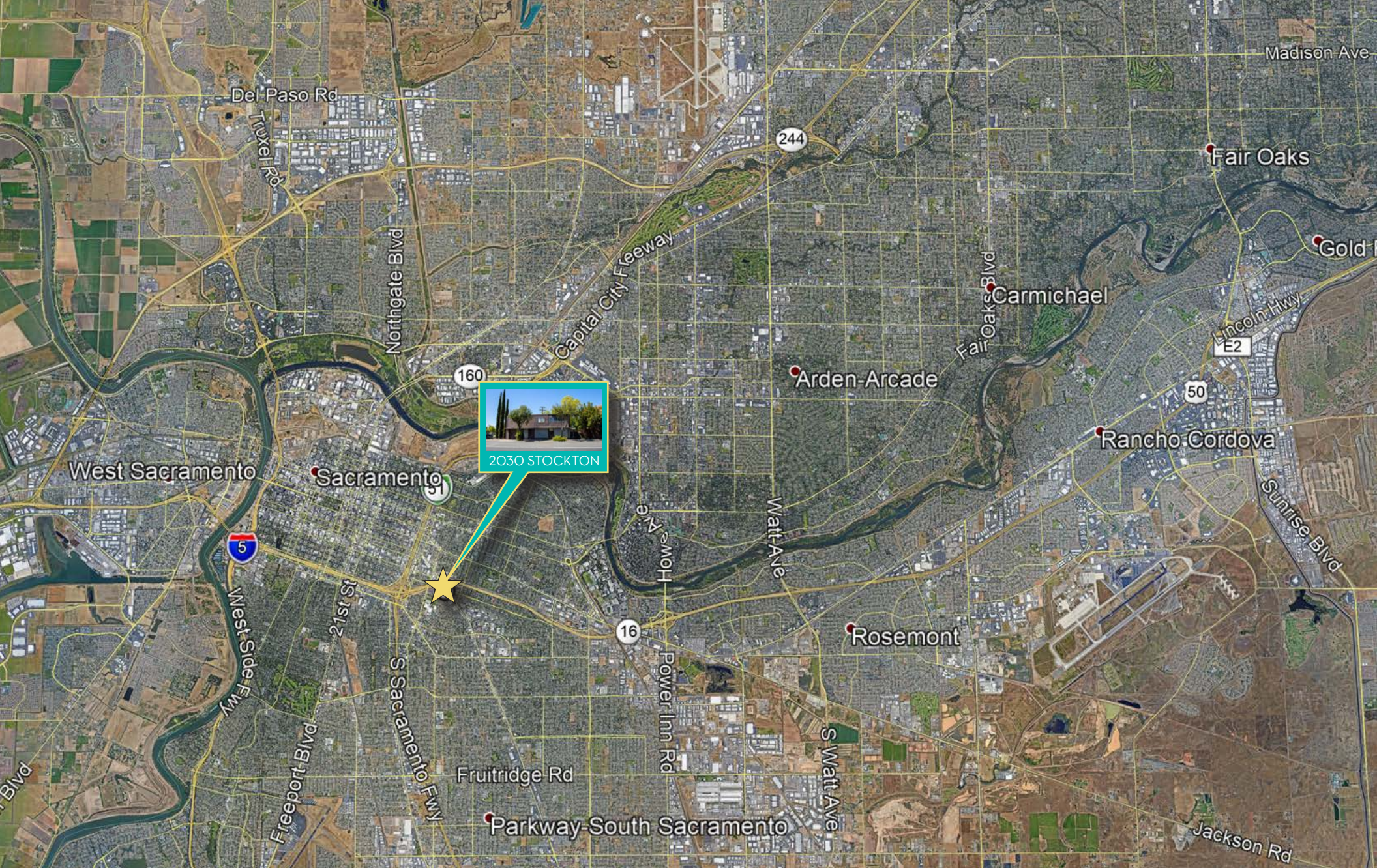
PARCEL MAP



AMENITIES MAP



AERIAL MAP



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