

Property For Sale or Lease

3100 Northgate Blvd, Sacramento, CA 95833



Huge Price Reduction!

Busy Northgate Blvd Property, with great visibility is for sale or lease. The property is located in a mixed use zoning and can be used for many different business applications. Food Market, Restaurant Bar, Furniture Store, Dollar Store, Fitness Center, Indoor Soccer, and Batting Cages to name a few. Up to \$5,000 dollars in tenant improvements with long term lease .



For Additional Information Contact:

Don Deavens - (916) 929-2000

ddeavens@thevollmancompany.com

APN - 262-0082-027

Size - 6,000 sq. ft. Building

Lot Size - 30,365 sq. ft. / .69 acres

Zoning - RMX-SP

Price - \$645,000 - For Sale

.50¢ psf (\$3,000/month) - For Lease

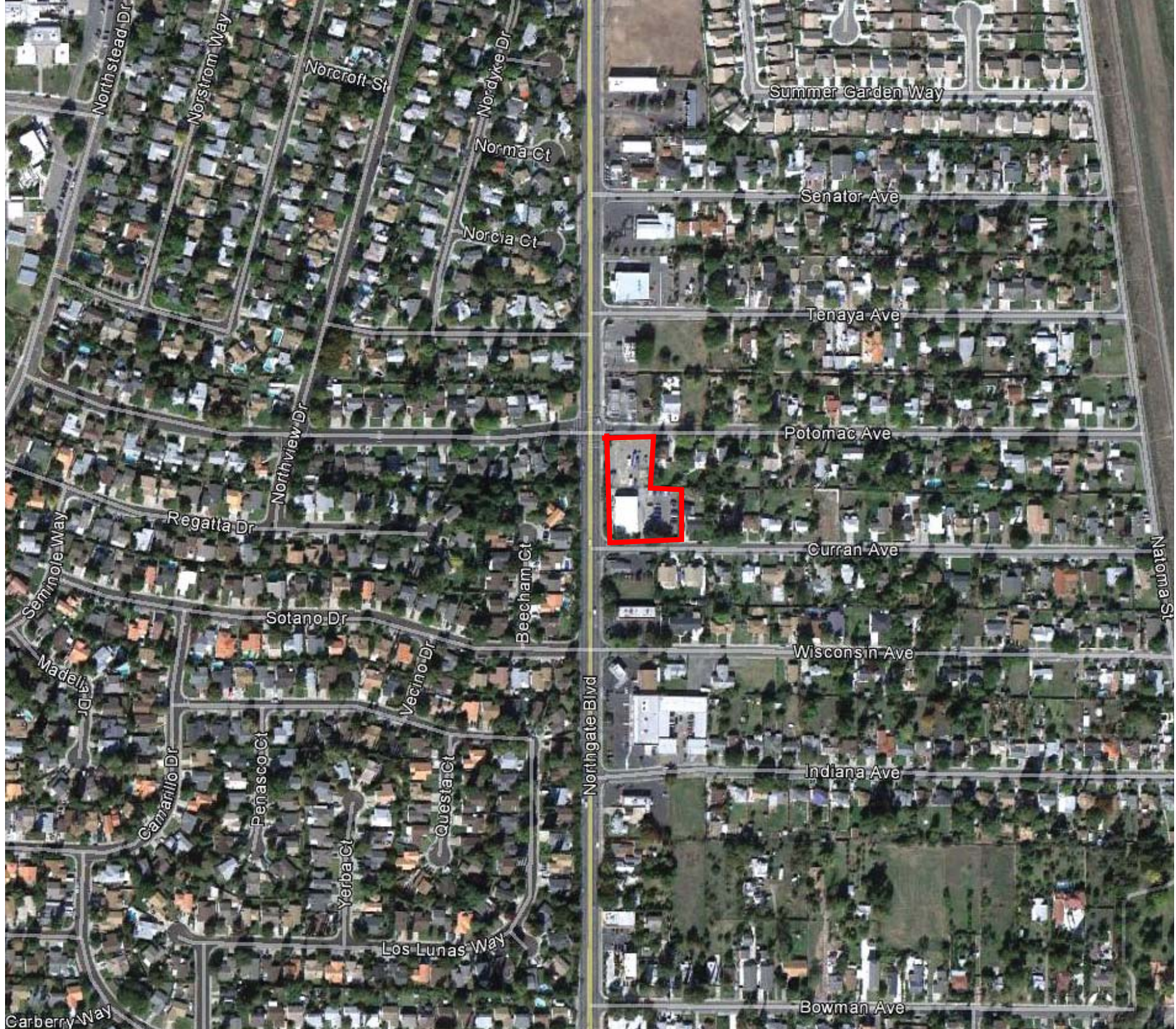
Site Improvements - 3,500 open space / 2,500 office. \$5,000 in tenant improvements with long term lease.

Utilities - All (Water, Electric, Gas & Sewer)



THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815-4706
916/929-2000 FAX 916/929-7857
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THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE



Northstlead Dr

Norstrom Way

Norcroft St

Northdyke Dr

Norma Ct

Norcia Ct

Summer Garden Way

Senator Ave

Tenaya Ave

Potomac Ave

Northview Dr

Regatta Dr

Curran Ave

Sotano Dr

Beecham Ct

Wisconsin Ave

Natoma St

Seminole Way

Madella

Vecino Dr

Camarillo Dr

Penasco Ct

Yerba Ct

Questa Ct

Northgate Blvd

Indiana Ave

Los Lunas Way

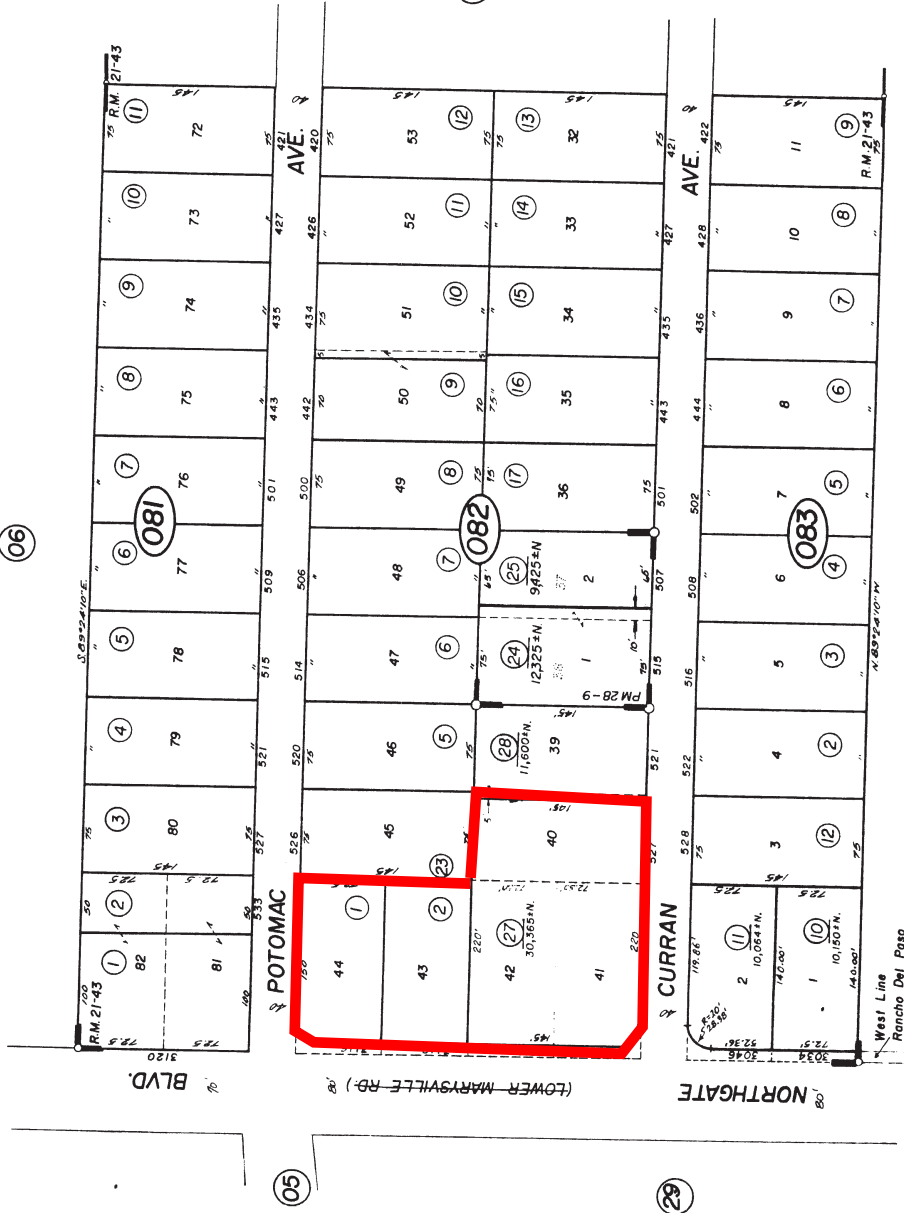
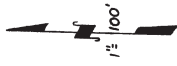
Bowman Ave

Carberry Way

POR. SEC. 2, RANCHO DEL PASO

Tax Area Code

262-08



Gardena Park, R.M. Bk. 2 I, Pg. 43

CITY OF SACRAMENTO
Assessor's Map Bk. 262-Pg. 08
County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.