


# FOR SALE

5900 Wedgewood Ave & 5850 Fair Oaks Blvd  
CARMICHAEL, CA 95608

## TWO PROPERTY PURCHASE

### PRICE: \$875,000



The Vollman Company proudly introduces 5900 Wedgewood Ave & 5850 Fair Oaks Blvd, strategically positioned at the crossroads of Wedgewood Ave and Fair Oaks Boulevard in the heart of Carmichael, CA. Boasting a prime location, high visibility, and consistent traffic flow, these properties offer unparalleled exposure for any prospective business fortunate enough to occupy this exceptional commercial space.

Prospective owners will find a distinctive opportunity to acquire two buildings seamlessly nestled along Fair Oaks Blvd, Carmichael's main thoroughfare. Occupying approximately 0.5 acres, these properties, zoned for Light Commercial (LC) use, open the door to a myriad of business possibilities.

The  
**VOLLMAN**  
COMPANY

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**Property Type:** Medical Office/Commercial  
**Total SF:** ± 3,480 SF  
**Price/SF:** \$251/SF  
**Acreage (2 Lots):** 0.5 Acres or ±21,840 SF  
**Year Built:** 1950  
**Zoning:** LC  
**APN:** 283-0050-037 & 038  
**Stories:** 1  
**Structures:** 3

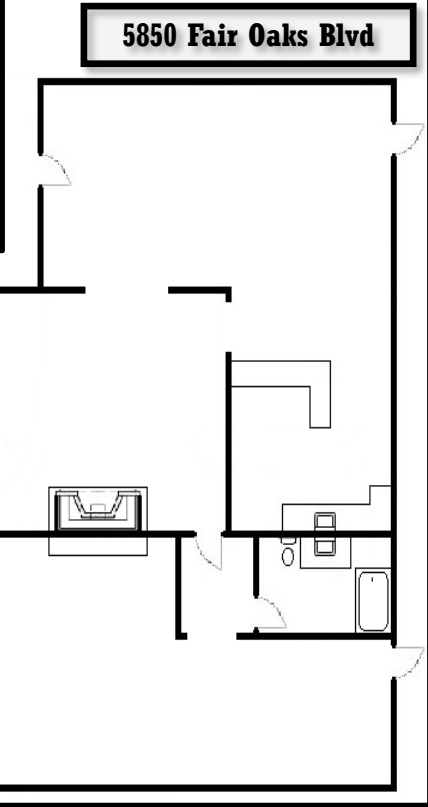
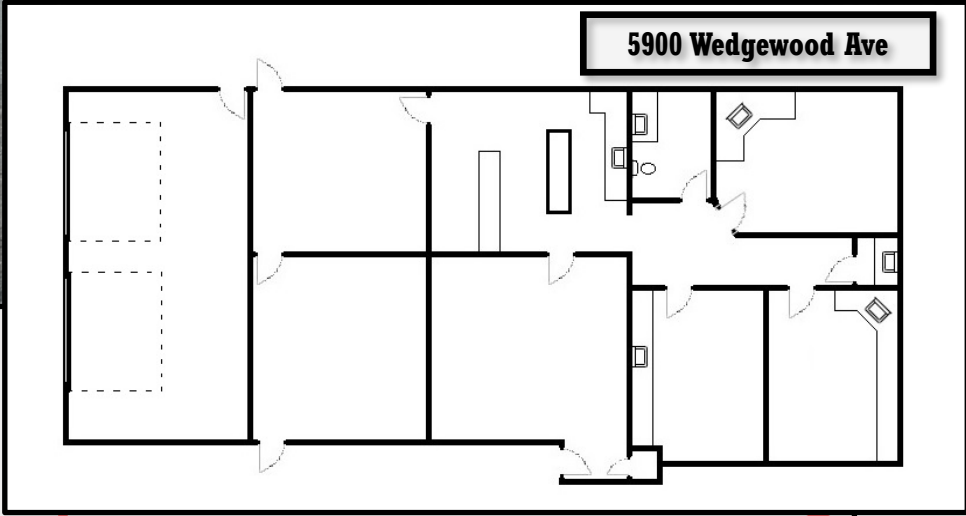
**5900 Wedgewood Ave** features a ±1,820 SF 2<sup>nd</sup>-Gen. Dental Office that includes a Reception Area, 5 Offices, Two-Car Garage, Security Gate, as well as ample paved parking.

**5850 Fair Oaks Blvd** includes a fenced ± 1,656 SF gated Commercial Building with a Kitchen, 3 Offices, and a Single Bathroom with a Shower. 5850 Fair Oaks has a 2<sup>nd</sup> structure in the back of the lot that is roughly ±800 SF.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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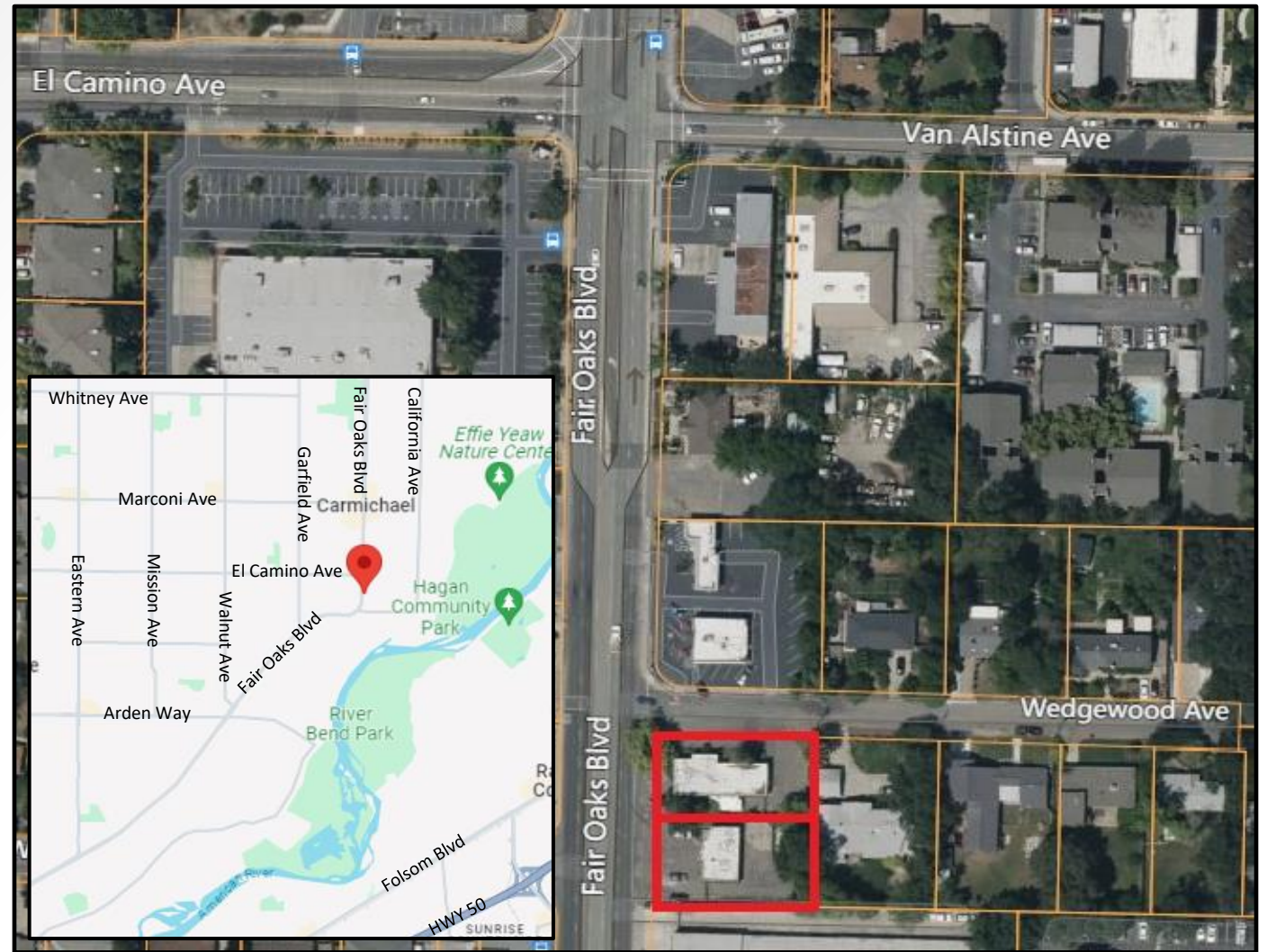
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5900 Wedgewood Ave



5850 Fair Oaks Blvd



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