

226 Q Street

Sacramento, CA

AUTO SHOP AVAILABLE FOR LEASE OR SALE



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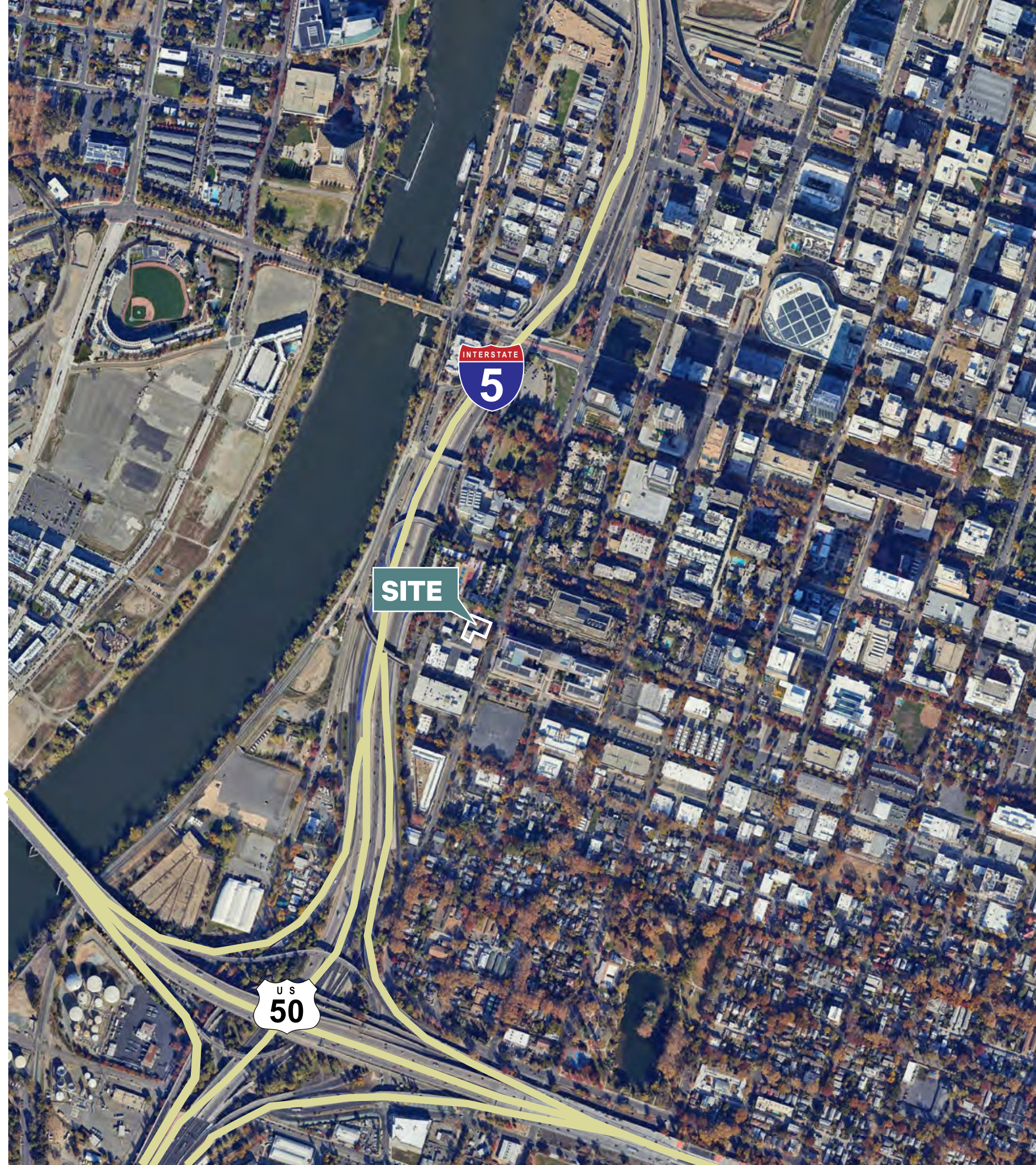
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Property Highlights

- + ± 3,256 SF Shop
- + ±0.44 Acre Lot with Ample Parking
- + Six (6) Grade Level Doors
- + 200 Amps Power (TBD)
- + Office Space, Customer Waiting Area, Two (2) Restrooms
- + Prime Downtown Location
- + Excellent Access to All Major Freeways
- + Grandfathered for Auto Service/Repair (legal nonconforming use) - confirm with City of Sacramento
- + 200 Gallon Waste Oil Tank
- + Five (5) Lifts (for sale separately)
- + Redevelopment Potential
 - + ±0.44 Acre Parcel (±19,166 SF)
 - + Zoned OB - Low Rise Mixed-Use Commercial
 - + See Following Pages for Additional Detail



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Redevelopment Opportunity Zoning Information

OB Zone - Permitted Uses (click [HERE](#) for Zoning Code)

RESIDENTIAL USES

- Dormitory
- Dwelling, multi-unit
- Residential care facility

COMMERCIAL AND INSTITUTIONAL USES

- Amusement center, indoor
- Assembly-cultural, religious, social
- Athletic club; fitness studio
- Bed and breakfast inn
- Childcare center
- College extension
- Commercial service
- Community market

- Hotel; motel
- Laundromat, self-service
- Library; archive
- Mortuary; crematory
- Museum
- Non-profit organization, food preparation for offsite consumption
- Non-profit organization, food storage and distribution
- Nonresidential care facility
- Office
- Restaurant
- Retail store
- School-dance, music, art, martial arts
- School, vocational

Theater
Tobacco retailing
Wholesale store

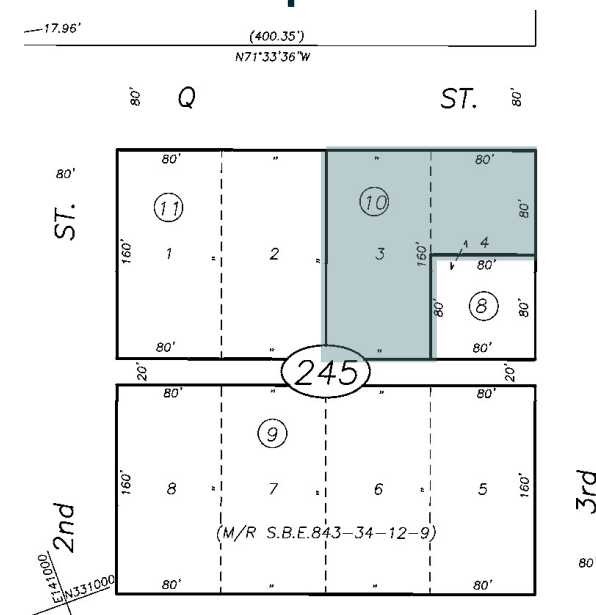
INDUSTRIAL AND AGRICULTURAL USES

- Aquaculture
- Community garden, private (not exceeding 3.0 acres)
- Laboratory, research
- Manufacturing, service, and repair
- Market garden (not exceeding 3.0 acres)
- Solar energy system, commercial (city property)

OB Zone Height, Density and Floor Area Ratios

- + 35' Maximum Height
- + Max Density Per Acre is 36 Dwelling Units
- + See [General Plan](#) for Floor Area Ratios
- + No Minimum or Maximum Front Yard Setback or Street Side Yard Setback
- + Rear Yard Setback is 13.5 Feet

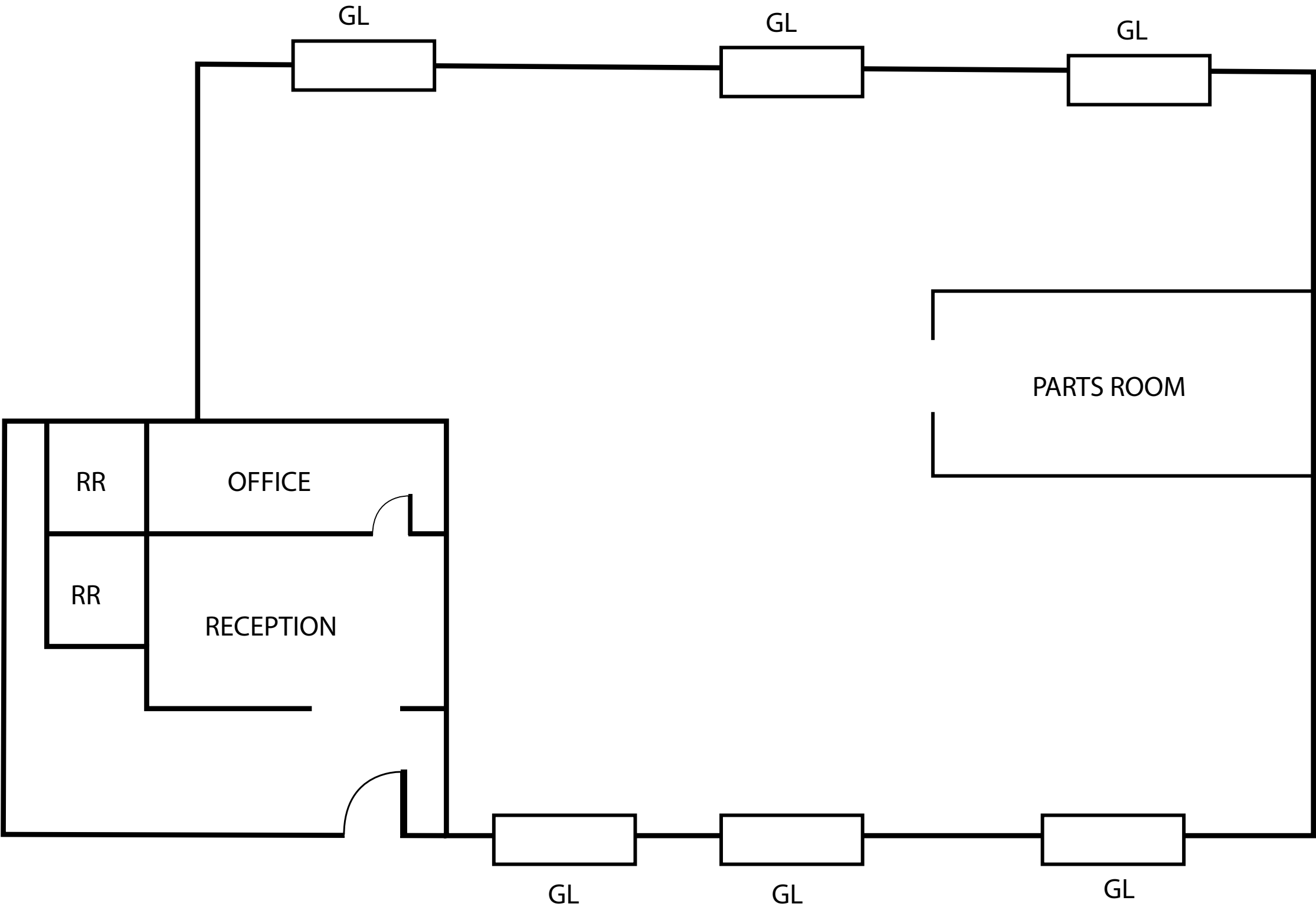
Parcel Map

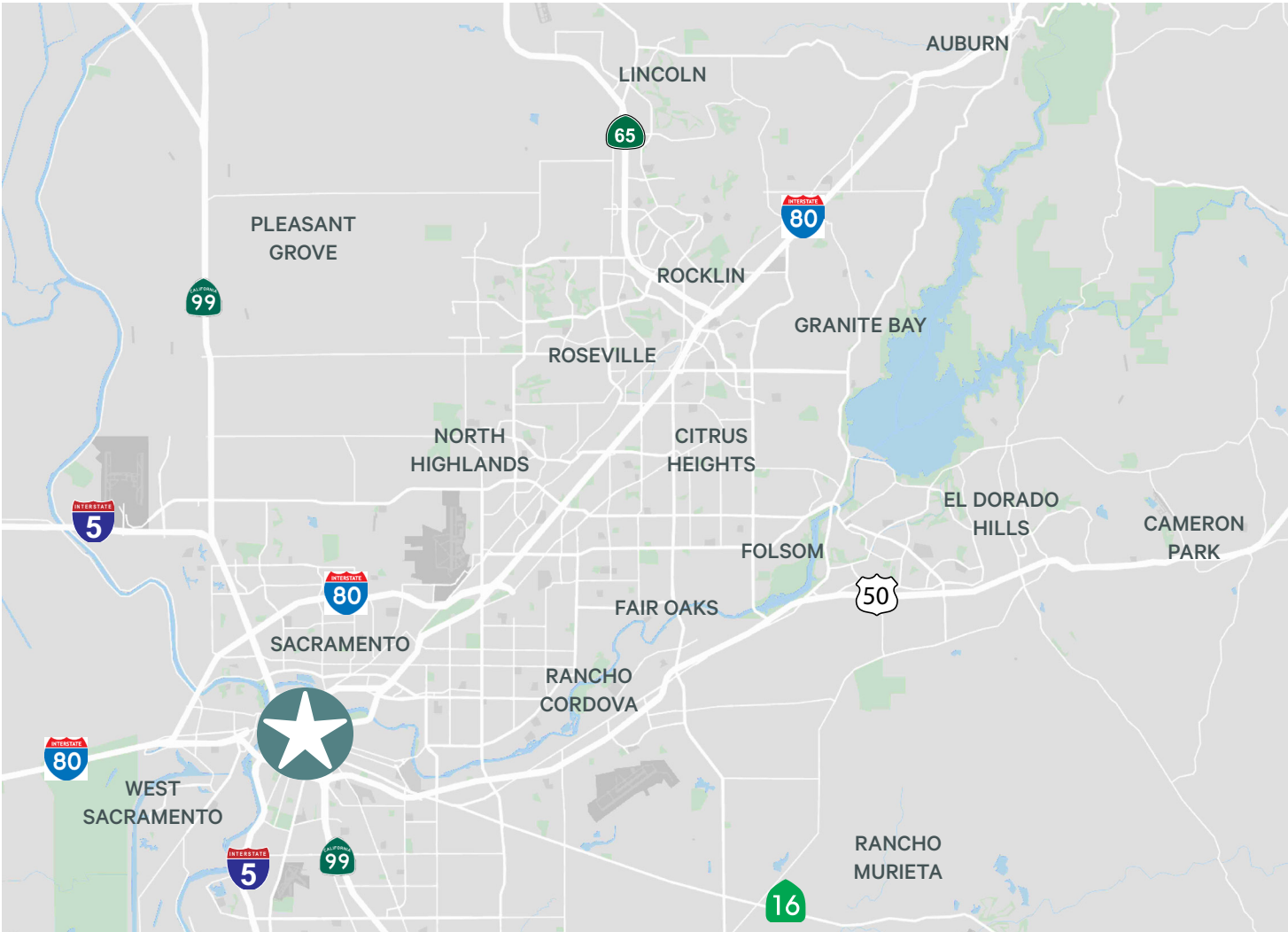


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Site Plan

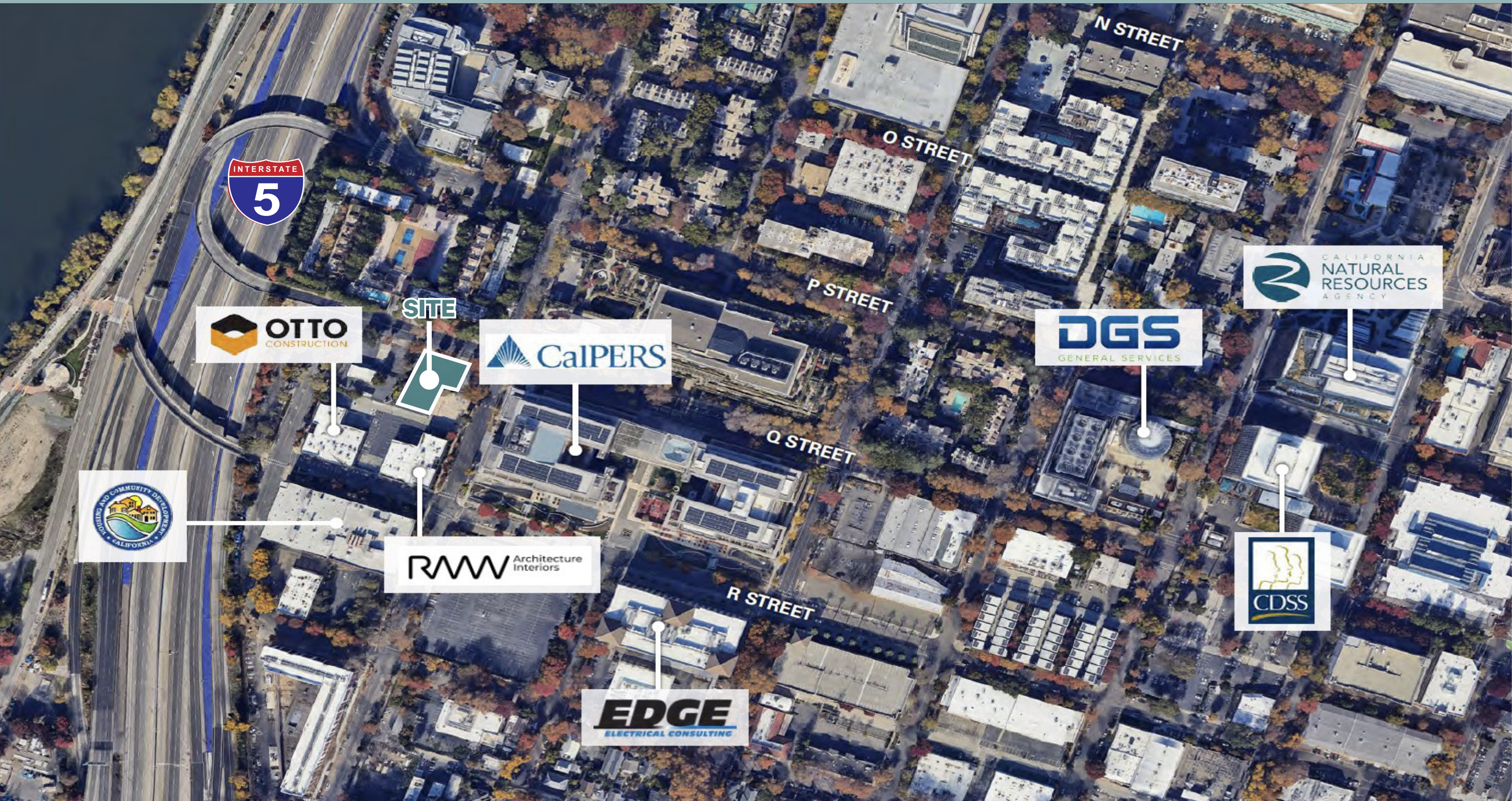




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Area Employers



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