

226 Q Street

Sacramento, CA

AUTO SHOP AVAILABLE FOR LEASE OR SALE



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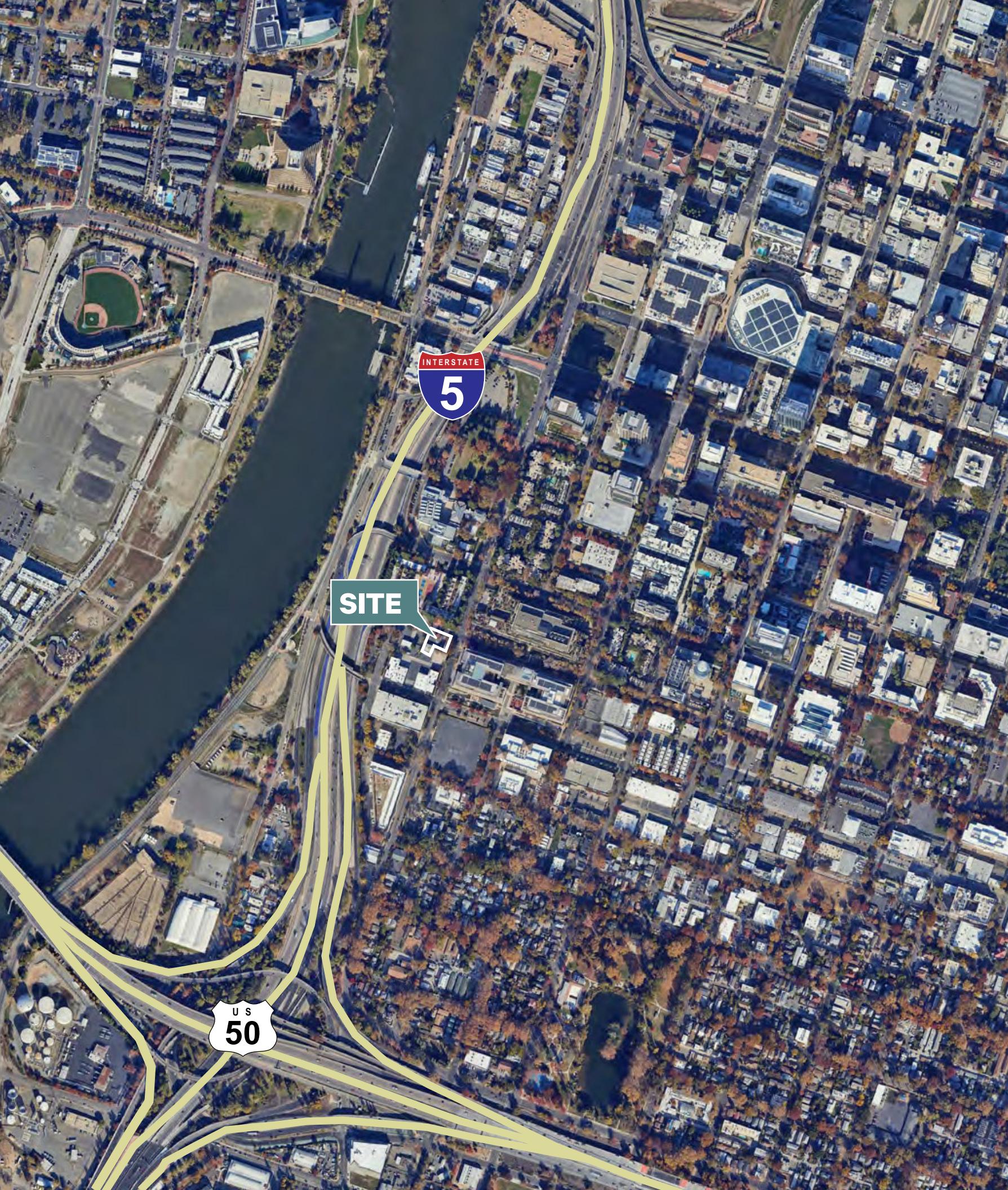
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Property Highlights

- + ± 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



Redevelopment Opportunity Zoning Information

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

RESIDENTIAL USES

Dormitory
Dwelling, multi-unit
Residential care facility

Hotel; motel
Laundromat, self-service
Library; archive
Mortuary; crematory
Museum

Theater
Tobacco retailing
Wholesale store

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

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

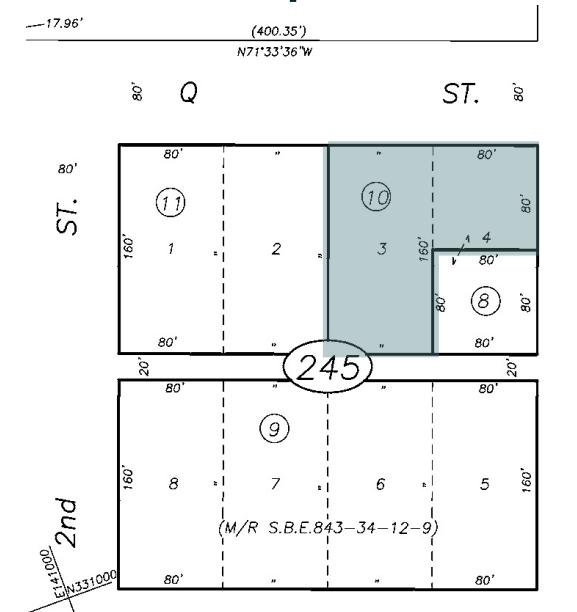
INDUSTRIAL AND AGRICULTURAL USES

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)

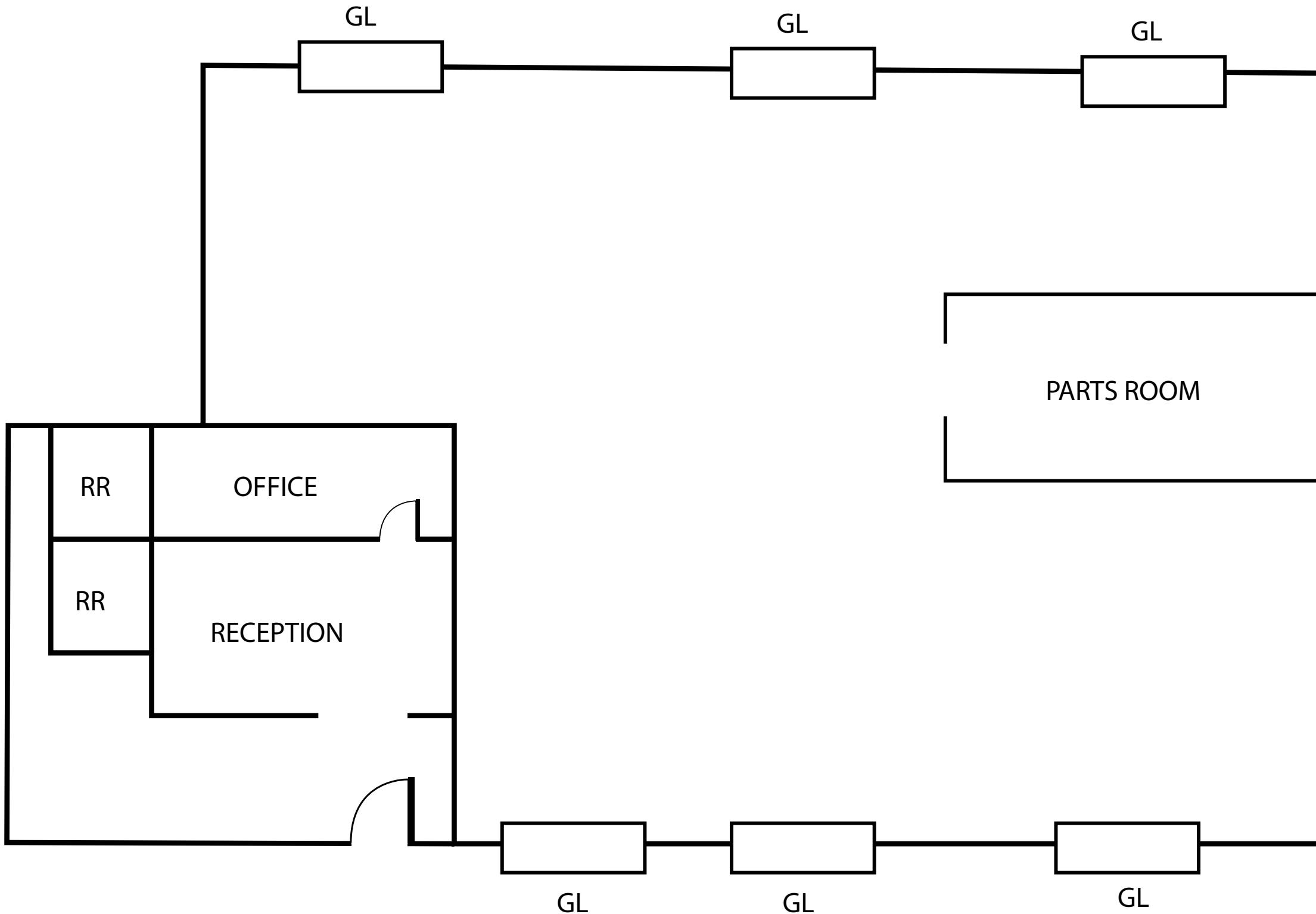
OB Zone Height, Density and Floor Area Ratios

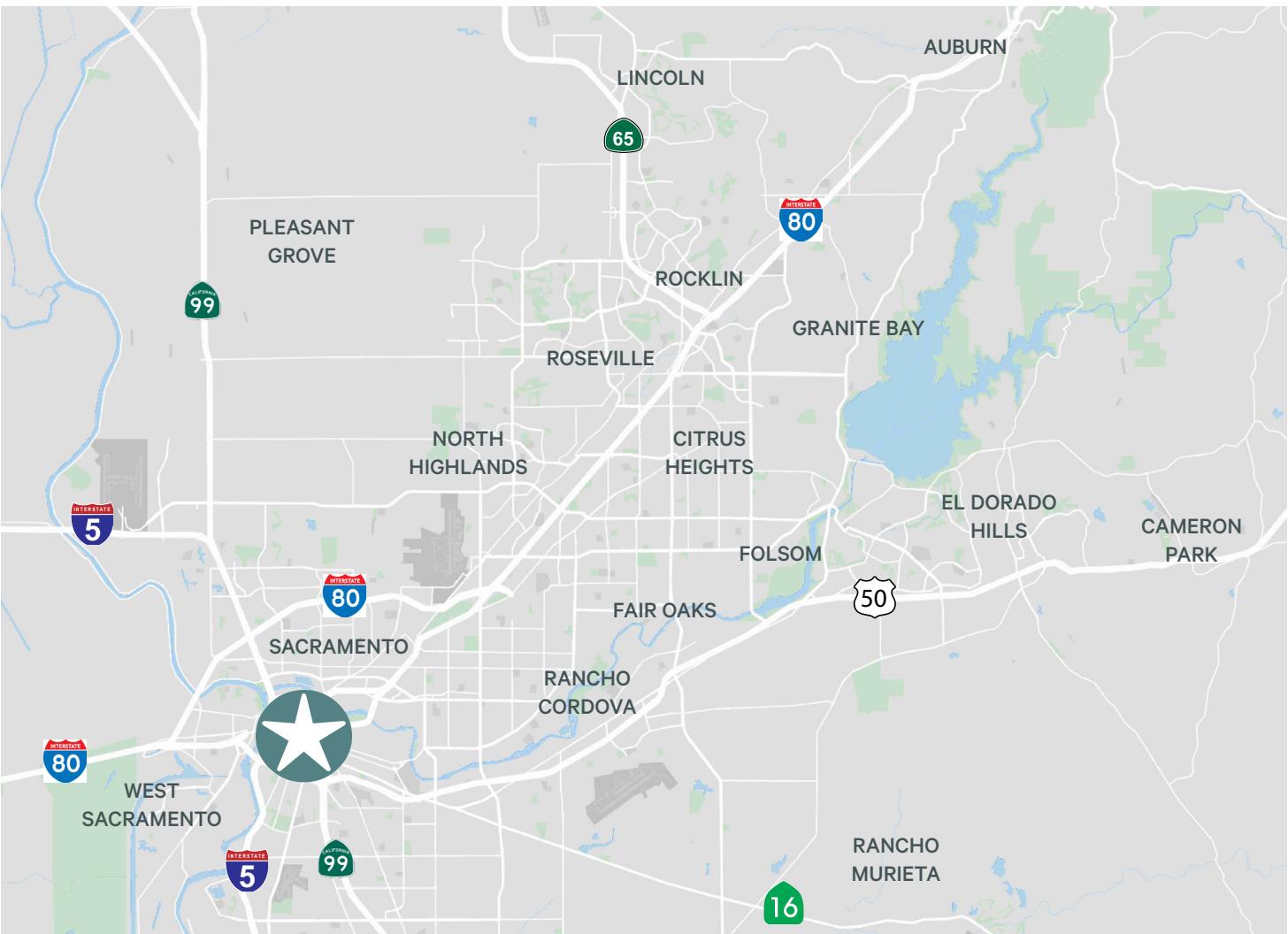
- + 35' Maximum Height
- + Max Density Per Acre is 36 Dwelling Units
- + See [General Plan](#) for Floor Area Ratios
- + No Minimum or Maximum Front Yard Setback
or Street Side Yard Setback
- + Rear Yard Setback is 13.5 Feet

Parcel Map



Site Plan

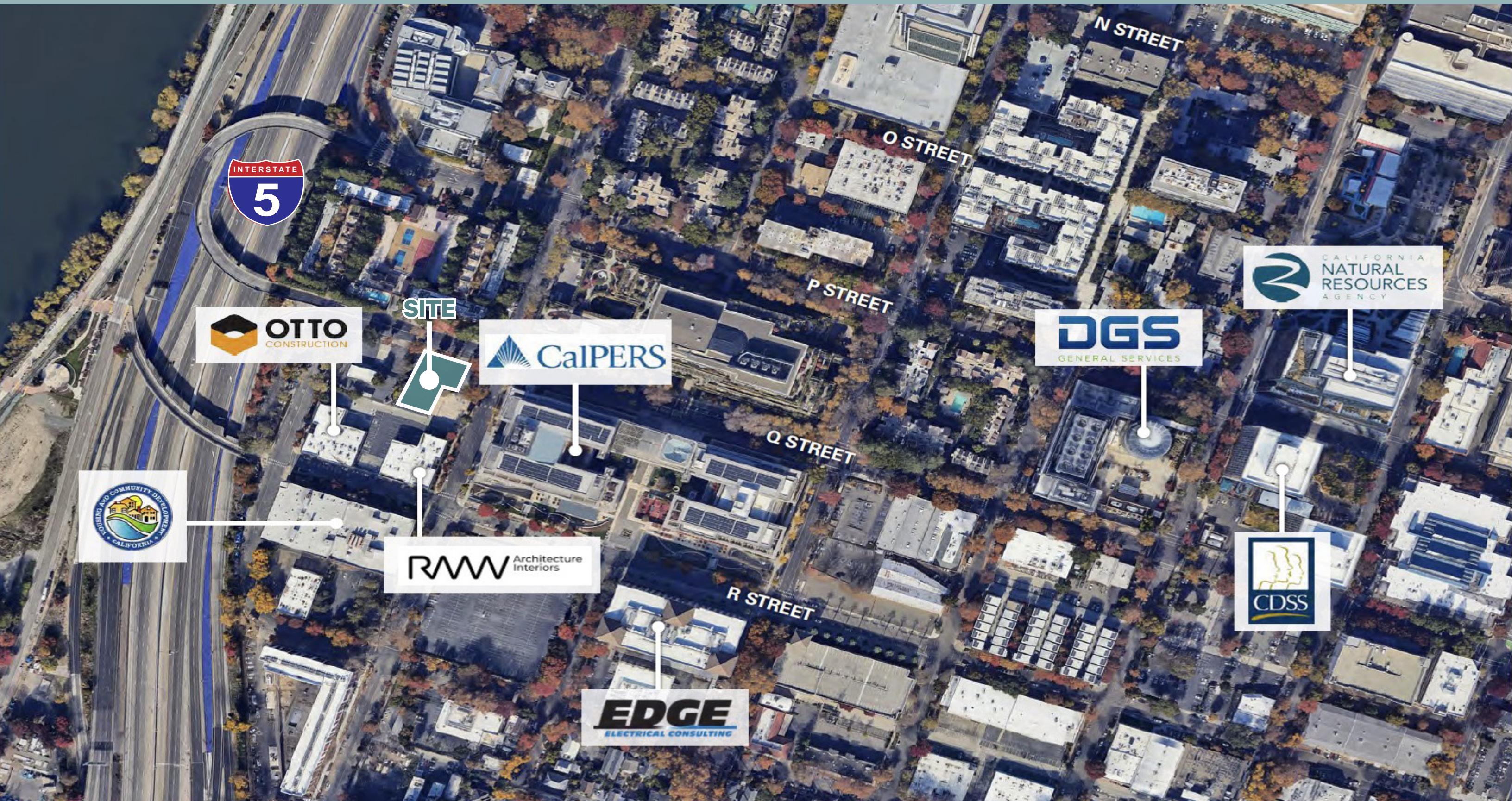




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Area Employers

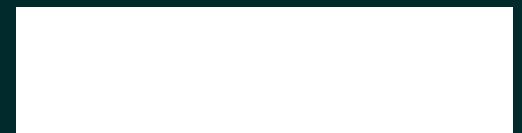


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