

8035

MADISON AVE BLDG. F
CITRUS HEIGHTS, CA 95610

PRICE REDUCED

Property Highlights:

- Office Condominium for sale at Coventry Square Office Park
- 2,955 s.f. freestanding, two-tenant building
- Suite F-2 is a fully improved dental office
- Suite F-1 is a professional office
- Business Professional Zoning
- Central location on major arterial road
- Sale Price: \$649,900

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

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Offering Memorandum

RE/MAX Gold is pleased to offer a fee simple interest in 8035 Madison Avenue, Building F, an office condominium for sale at Coventry Square, an attractive Tudor style professional office/dental business park, centrally located between two major arterial roads, Sunrise Blvd. and Fair Oaks Blvd. Coventry Square is on Madison Avenue, also a major arterial road in the city of Citrus Heights and in the vicinity of numerous restaurants and shopping and across from the Fair Oaks Park.

The office park is well maintained and nicely landscaped with mature trees offering a peaceful and serene setting. 8035 Madison Avenue, Building F is a north facing building close to the Almaden Way entrance to the complex and offers good parking with some stalls immediately adjacent to the entrance doors. Coventry Square signage and Directory Map signage showing the 7 buildings are displayed close to both entrances off Madison Ave. and Almaden Way, making it easy to identify the location of the building. Signage on the building at the entrance to the suite is also available.

Suite F-2 sf is a 1,473 usf fully improved dental office; Suite F-1 is a 1,408 usf general professional office and the balance of the building is the common area hallway and restrooms. Each suite is separately metered, allowing for them to be separately rented or occupied entirely or partially by an owner-user. The dental suite features three dental operatories with two sinks in each operatory. It includes a large lab area, sterilization room, provider's office, a break room with a sink and a private restroom. Some dental equipment including dental carts, hand pieces, dental exam lights and wall mounted X-ray unit are included in the price along with a few pieces of dental furniture. Suite F-2 comprises five offices, a Reception area and open office space. Two common area restrooms are located off a hallway between the suites.

This offering is an outstanding opportunity for a dentist looking for a fully improved, dental office that can potentially be increased in size to 2,955 s.f. in the future by building out the adjacent suite and in the meantime, renting out the adjacent suite for additional income. The current dental office being over 51% of the building, it would qualify for SBA or OOCRE financing. Alternatively, this would be a great opportunity for a medical or general professional user that wants to occupy all or part of the building at a very central location in the Sacramento metro area.

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Offering Summary

Building Address	8035 Madison Avenue, Building F, Citrus Heights, CA
Assessor's Parcel Number	233-0043-007-0004
Jurisdiction	City of Citrus Heights
County	Sacramento
Property Type	Freestanding office condominium with dental improvements
Building Size	2,955 sf
Sale Price	\$649,900.00
Common Area Fees	\$834/month
Year built	1982
Number of stories	One
Zoning	Business Professional
Utilities	SMUD, Consolidated Utilities, Citrus Heights Water



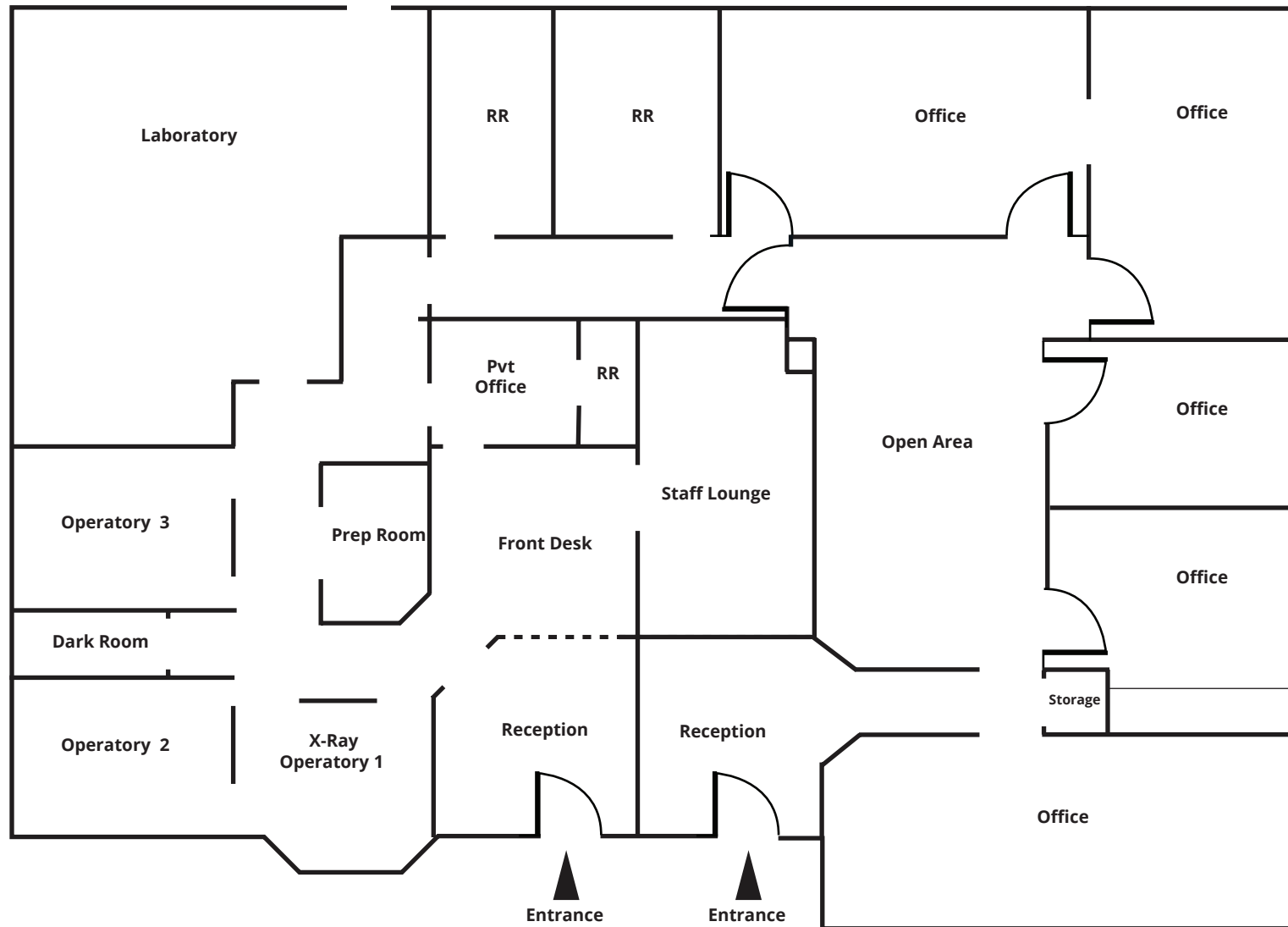
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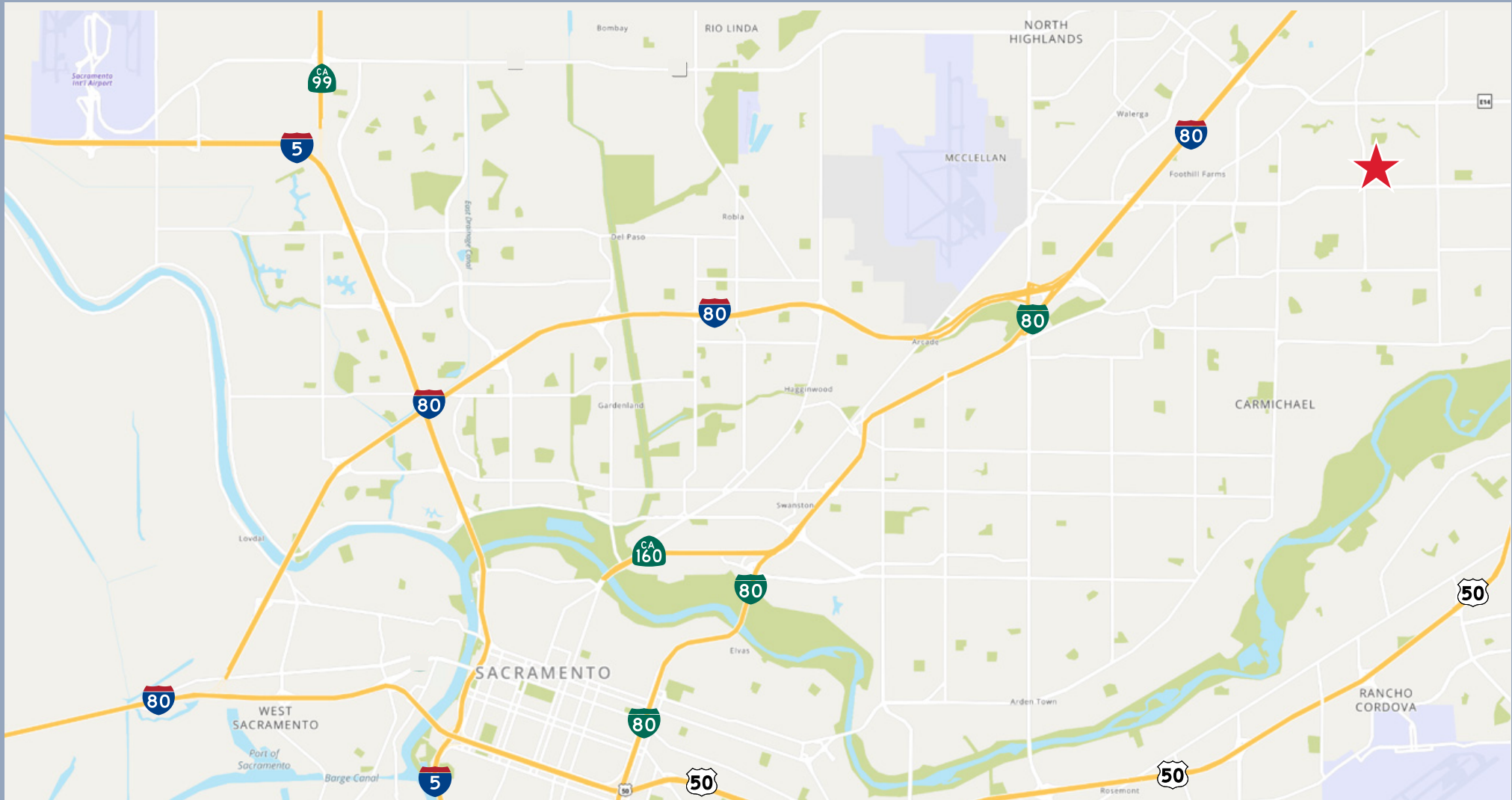
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Schematic not drawn to scale

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Key Facts: 5 Mile Radius



299,055
Total Population (2024)



\$104,640
Average Household Income



14,448
Businesses



98,638
Daytime Employees



72,383
Owner Occupied Households



\$473,635
Median Home value

ADT Madison Avenue at Almaden Way E **38,495** (2022)

Data obtained from CoStar