1216 SUNCAST LANE

FOR SALE

Offered at $995,000

±3,360 SF
ON ±0.10 ACRES

EL DORADO HILLS, CA

PROPERTY HIGHLIGHTS

OFFERED AT $995,000

APN# 117-230-005-000

CURRENTLY SPLIT UP INTO FOUR UNITS

YEAR BUILT 2000

LOCATED IN EL DORADO HILLS BUSINESS PARK

ZONED R&D (RESEARCH & DEVELOPMENT)

ORIGINAL OWNER WELL MAINTAINED BUILDING

ONE OF FOUR HVAC UNITS REPLACED ±2 YEARS AGO

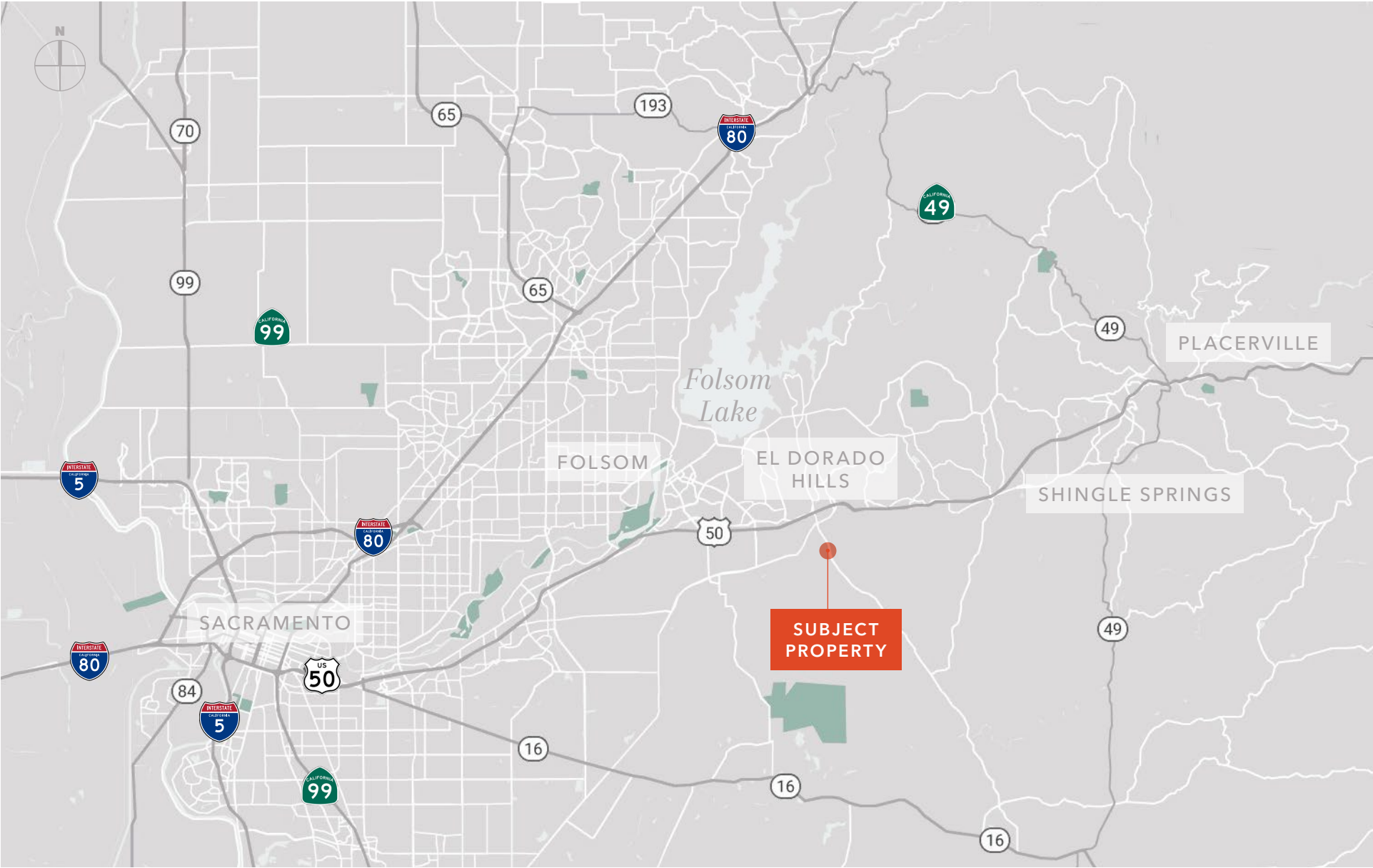**PARTIALLY OCCUPIED OFFICE CONDO BUILDING. IDEAL OWNER USER PURCHASE OR INVESTMENT OPPORTUNITY**

IDEAL OPPORTUNITY FOR THE OWNER USER PURCHASER TO RETAIN TWO EXISTING TENANTS IN UNITS 1 & 2 TO ASSIST IN SUBSIDIZING THE DEBT SERVICE
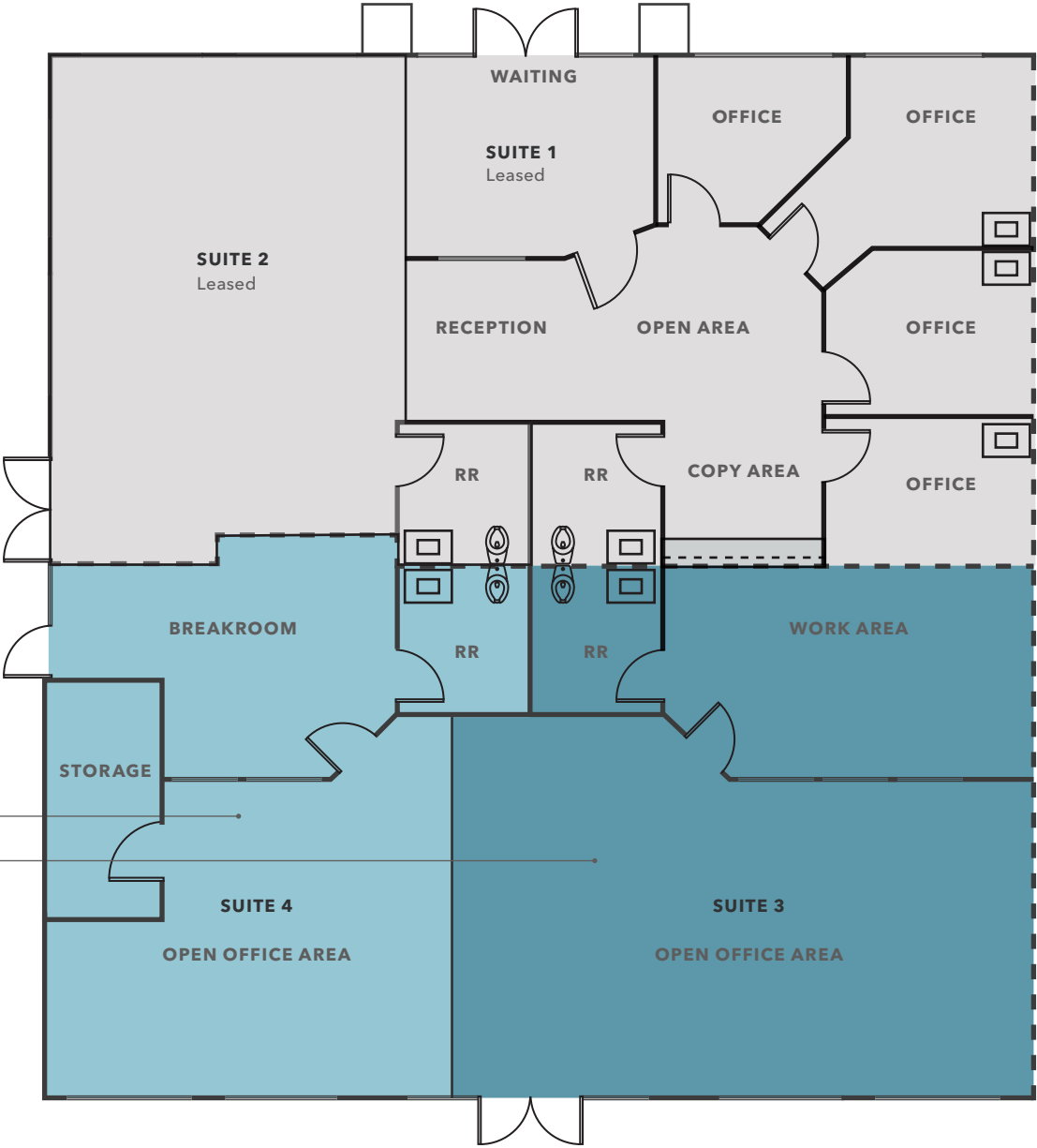
ENTRANCE #2

LATROBE RD

EL DORADO HILLS DENTAL

GREETWAY INC

CREEKSIDE ENDODNTICS

SUNCAST LN

PREMIER DENTAL OF EL DORADO HILLS

SUBJECT PROPERTY

JENNIFER HAYES, LCSW

SUNGLOW CT

DESTINATION AESTHETICS MEDICAL SPA

AMERICAN DIVERSIFIED INSURANCE SERVICES

SUNCAST LN

LATROBE RD

FOR SALE

1216 SUNCAST LANE

EL DORADO HILLS

US 50

REGAL

EL DORADO HILLS TOWN CENTER

McDonald's

TARGET

Nugget MARKETS

Round Table PIZZA ROYALTY

MIKUNI

MONTANO DE EL DORADO CENTER

Sourdough & Co

SiENNA

Relish BURGER BAR

36 HANDLES

us bank

ACE The helpful place.

INDIA OVEN AUTHENTIC INDIAN CUISINE

Goodwill

AT&T

CHASE

Starbucks

IRON POINT RD

LATROBE RD

SUBJECT PROPERTY

WHITE ROCK RD

SUBJECT
PROPERTY

PLACERVILLE

FOLSOM

EL DORADO
HILLS

SHINGLE SPRINGS

Folsom
Lake

SACRAMENTO

FLOOR PLAN

Floor	Size
Suite 1 - LEASED	±1,010 SF
Suite 2 - LEASED	±646 SF
Suite 3 - VACANT	±920 SF
Suite 4 - VACANT	±784 SF
Suites 3 & 4 COMBINED	±1,704 SF

WAITING

SUITE 1
Leased

OFFICE

OFFICE

SUITE 2
Leased

RECEPTION

OPEN AREA

OFFICE

RR

RR

COPY AREA

OFFICE

OFFICE

BREAKROOM

WORK AREA

RR

RR

STORAGE

Can be combined at ±1,704 SF for immediate occupancy at Close of Escrow.

SUITE 4

OPEN OFFICE AREA

SUITE 3

OPEN OFFICE AREA

PROPERTY PHOTOS

Suite 4

Suite 4

Suite 3
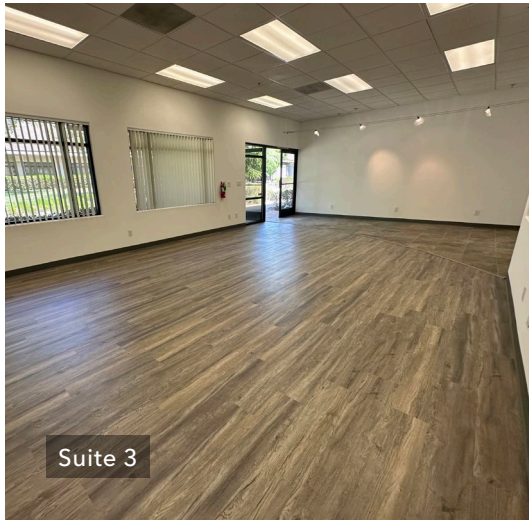
Suite 3
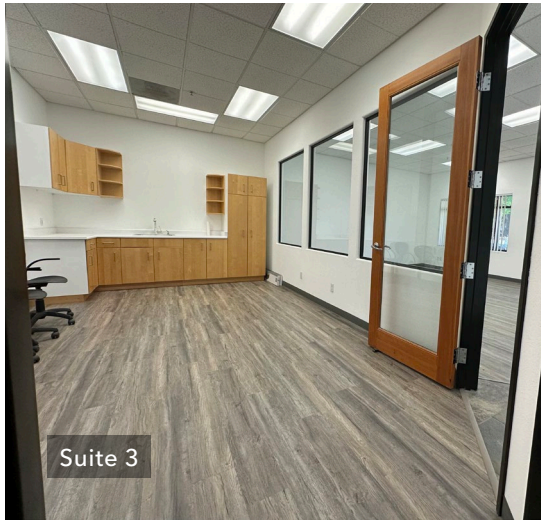
Suite 3

Suite 3

RENT ROLL

Suite	SF	Monthly Rent
Suite 1*	±1,010 SF	$2,213
Suite 2*	±646 SF	$1,273
Suite 3	±920 SF	Vacant
Suite 4	±784 SF	Vacant

*Modified Gross Lease

Tenant pays power, gas, internet, phone & janitorial.

Landlord pays taxes, insurance, association dues,, water, fire sprinkler service.

EXPENSES 2025 (PROJECTED)

	Monthly	Annual
Property Taxes	$1,036	$12,437
Insurance	$400	$4,800
Association Dues	$920	$11,045
Water (EID)	$190	$2,280
HVAC Maintenance	$150	$1,800
Fire Sprinkler Service	$50	$600
Total	**$2,746**	**$32,952**

EXTERIOR PHOTOS

1216 SUNCAST LANE

For more information on this property, please contact

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KIDDER.COM

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