

# FOR SALE

## 4,570 S.F. General Commercial Zoned Bldg. with Yard



### 4807 Auburn Blvd, Sacramento, CA 95841

- 2,395 S.F. HVAC Office / 4 Restrooms
- 1,925 S.F. Warehouse
- 6,845 S.F. Fenced + Paved yard
- Three 10'x 8' Grade Level Doors
- 200 Amps/240 Volt Power
- Lighted Monument Signage
- Visibility on Auburn Blvd.
- Good Freeway Access to I-80 @ Madison Blvd. Freeway Interchange
- .34 Acre Parcel
- APN # 228-0281-033
- Recent interior/exterior renovations
- GC Zoning allows for various Automotive, Retail Sales, Service & Office uses
- 250 S.F. secure exterior storage

**Sale Price: \$795,000**

For further information contact:

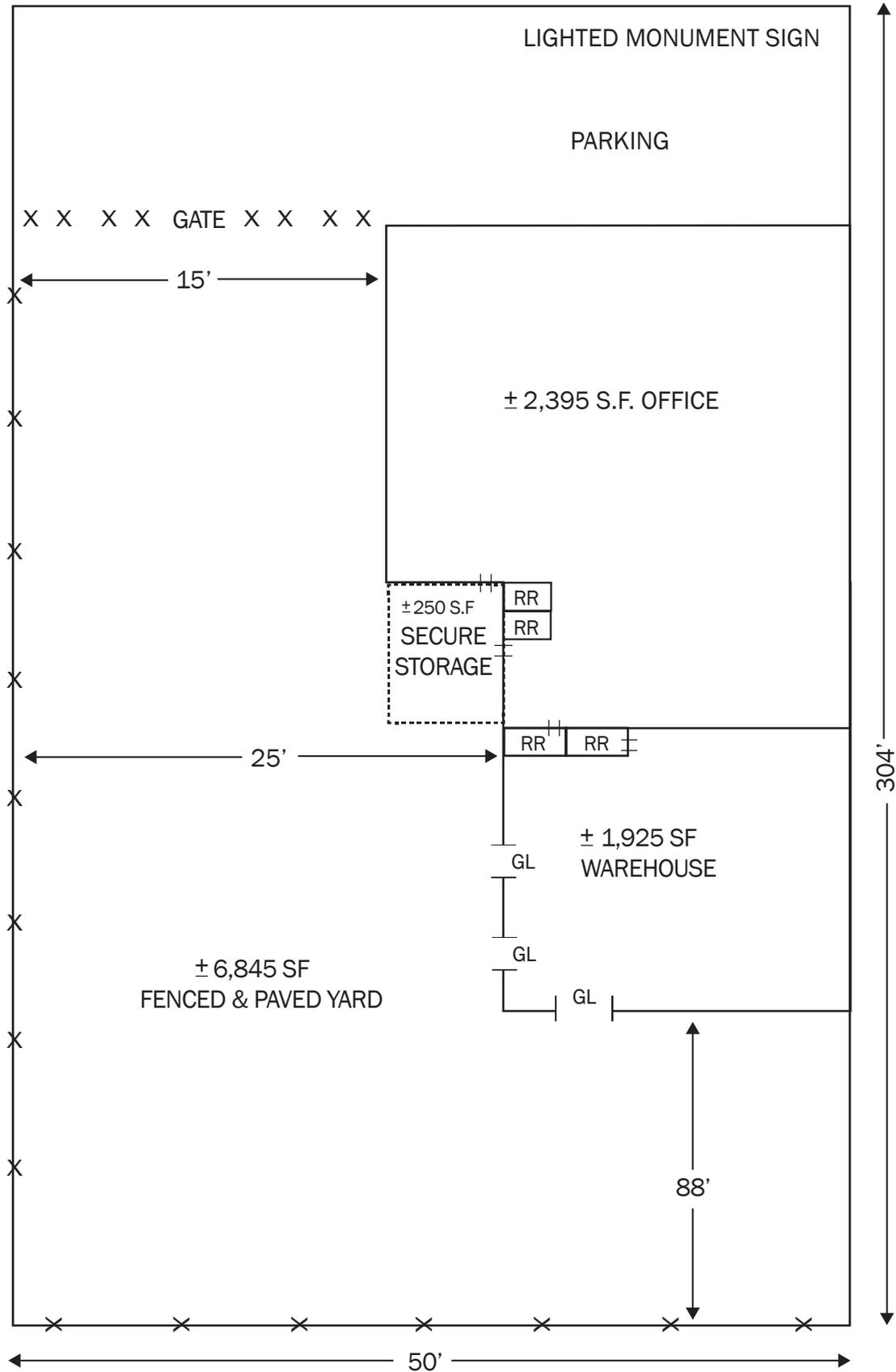
**Tony Lewis**  
**TL Commercial, Inc.**  
**(916) 201-9318**

*The information contained herein was obtained from third parties and it has been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.*



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AUBURN BLVD.



(NOT TO SCALE)

