

FOR SALE or LEASE

1130 CONROY LN,
BLDG 200
ROSEVILLE, CA 95661

PRICE REDUCED



Building 200

Ranga Pathak

Broker Associate

RE/MAX Gold

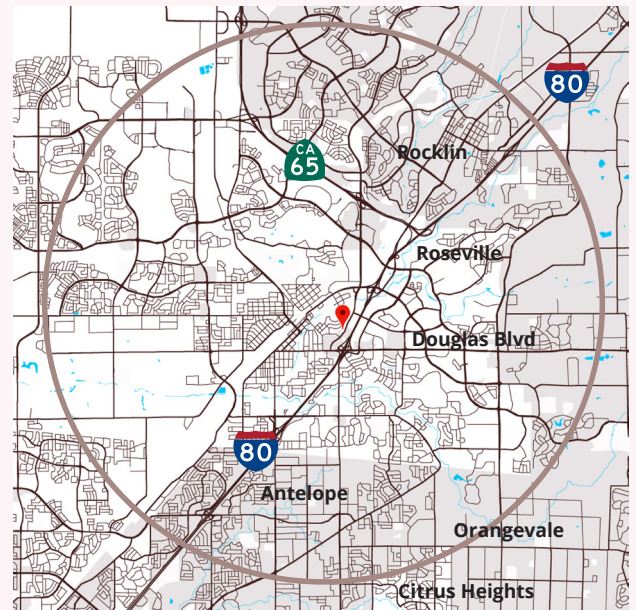
CA DRE 01364897

916-201-9247

ranga.pathak@norcalgold.com

Property Highlights:

- 4,248 s.f. medical/office condominium
- Placer County APN 014-270-056-000
- Former Surgery Center with extensive plumbing
- Single Tenant building easily convertible to multi-tenant
- Ideal for an investor or owner-user to occupy all or part
- Available individually or as part of a portfolio
- Business Professional zoning
- Abundant Parking
- Easy access to highway 80
- Outstanding Roseville location



The information contained herein including square footages 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.

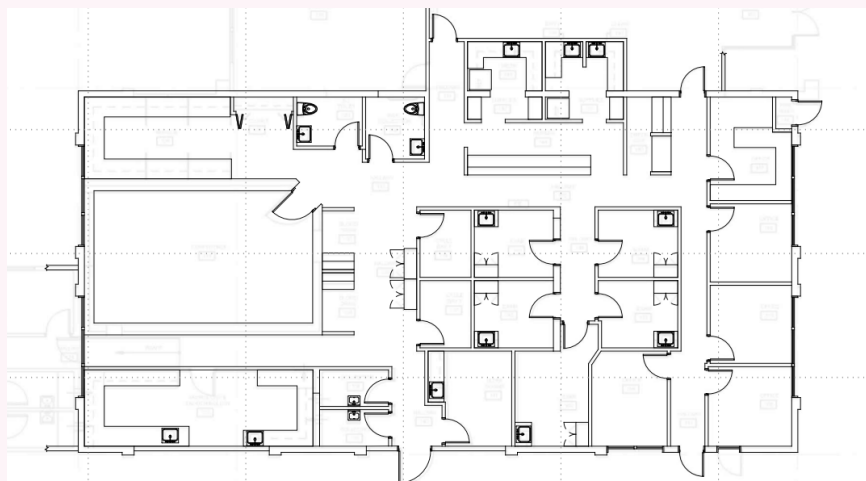
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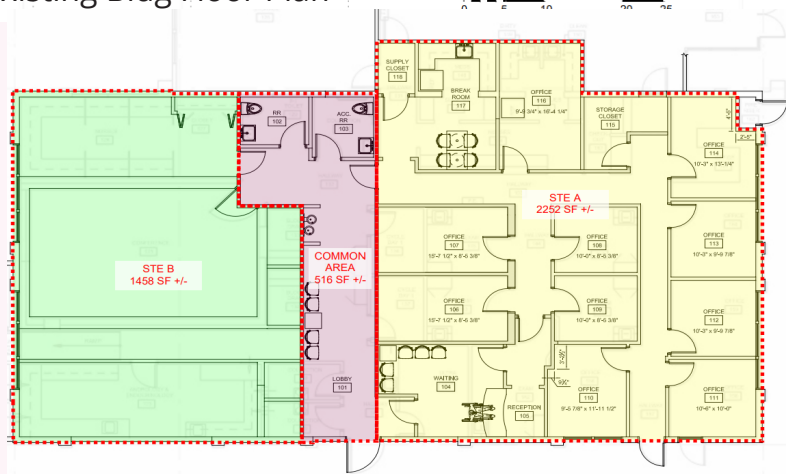
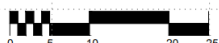
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Existing Bldg Floor Plan



Potential Conversion to Two-Tenant Bldg



Bldg 200

Size 4,248 SF

Sale Price \$1,050,000

Lease Rate **\$1.75 psf NNN**
\$0.99 psf NNN

Sale Type Owner-User

Tenants Single or Two Tenant

