

902 OAK LANE

RIO LINDA, CA

Religious Facility with Versatile Potential

AVAILABLE FOR SALE OR LEASE

For Sale: \$795,000 (\$194.80/SF)

Seller Financing Available

Available for Lease: \$1.25/SF NNN

Zoning SPA (Special Planning Area)

Exclusively listed by

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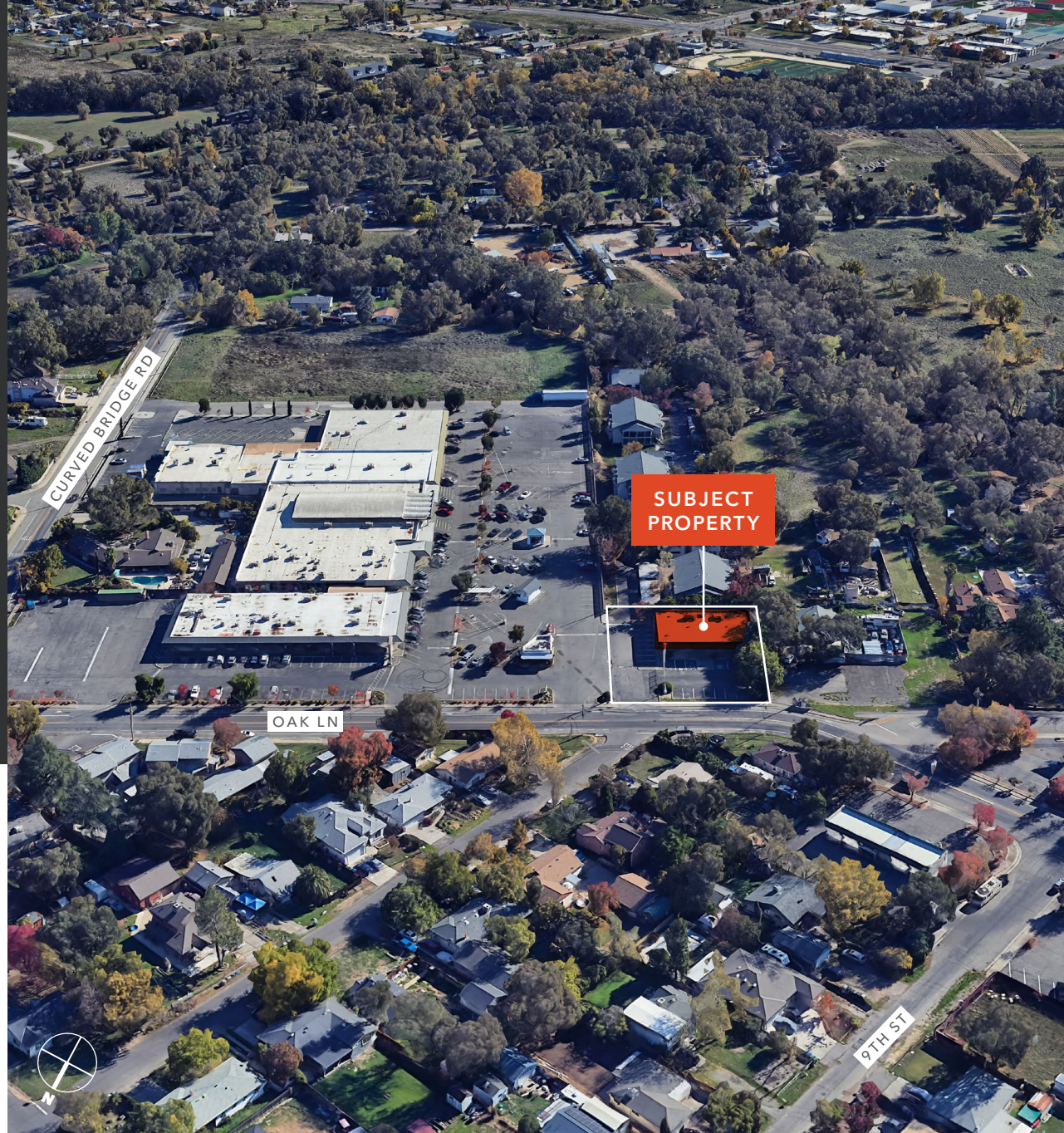
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902 OAK LANE

\$795,000

OFFERING PRICE

\$194.80/SF

PRICE PER SF



EXECUTIVE SUMMARY

4,081 SF well-maintained religious facility

0.37-acre parcel with ample parking

Prime location within Downtown Rio Linda SPA

INVESTMENT HIGHLIGHTS

Strategic Location & Accessibility: Positioned in the heart of Rio Linda's commercial corridor with excellent visibility along Oak Lane and convenient access to Curved Bridge Road and 9th Street

Versatile Property Configuration: Main sanctuary with vaulted ceilings, meeting rooms, offices, and commercial-grade kitchen

Market Opportunity: Below-replacement cost acquisition at \$194.80/SF

Attractive Seller Financing Terms

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MARKET ANALYSIS

The Rio Linda commercial market has shown resilience with steady appreciation in property values across Sacramento County's suburban nodes. Recent comparable transactions demonstrate strong demand for well-positioned commercial assets with established use histories. The property's grandfathered zoning status provides a significant competitive advantage in this supply-constrained market.

PROPERTY SPECIFICS

Built in 1969 with subsequent improvements

Construction: Wood-frame with metal roof elements

Mechanical Systems: Updated HVAC systems

Parcel Configuration: Corner lot with multiple street frontages

Zoning: Special Planning Area (SPA) with grandfathered religious use status



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EXPANDED POTENTIAL USES

The following uses would be compatible with the SPA zoning for this property:

Professional Office Uses

Aligns with the property's "Office BLDG (General)" and "Commercial (Office)" designations

Medical/dental offices

Legal services

Accounting/financial services

Insurance agencies

Real estate offices

Architecture/engineering firms

Community Services

Nonprofit organization offices

Community outreach centers

Small educational facilities

Counseling services

Buyer shall confirm their use with the Planning Department

General Business Services

Administrative offices

Consulting services

Technology/software businesses

Marketing/advertising agencies

Retail/Service Uses (with limitations)

Small-scale retail (under 6,000 square feet without special permit)

Personal services

Coffee shops/small food service



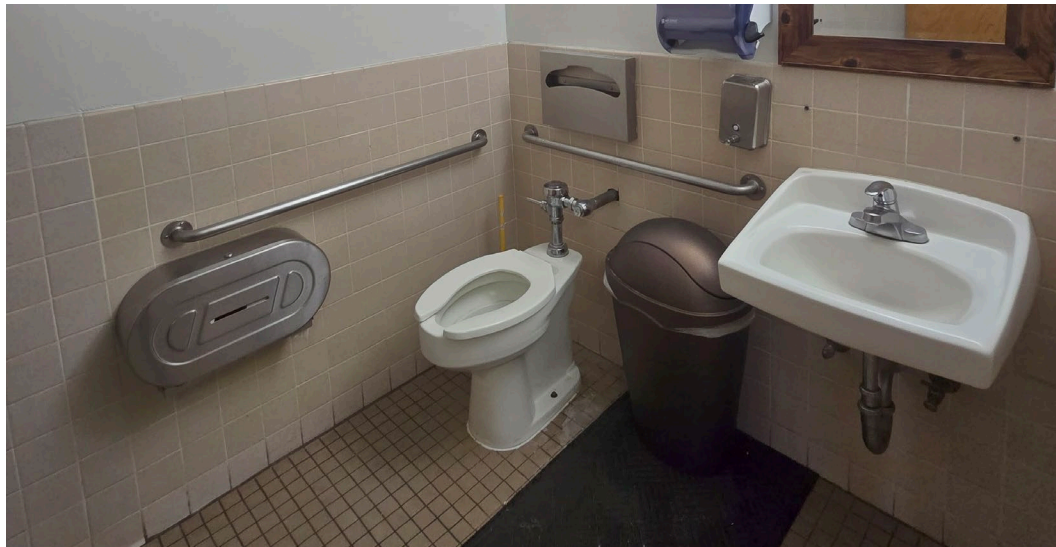
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For more information, contact

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