

Land for sale

±2.31 ACRES

**RARE OPPORTUNITY
FOR DEVELOPERS, INVESTORS
AND OR AN OWNER/USER**

6324

ORANGE AVE

SACRAMENTO, CA 95823



Exclusively listed by

HENRY UNG | CA DRE #01877781
8788 ELK GROVE BLVD, BLDG. 2 STE B
ELK GROVE, CA 95624
PH: 916.743.4443 | HENRYUNGINC@GMAIL.COM

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Property Overview

6 324 Orange Ave is a rare opportunity for developers, investors, and owners/users to purchase ±2.31 acres of land with the original single-story home on site. This infill land in the South Sacramento submarket is less than 10 miles from the California State Capital and is surrounded by single-family homes, apartment complexes, retail, and industrial properties. It is zoned RD-5 on Orange Ave and is a short walk to Stockton Blvd, the main road heading to Little Saigon, located between Florin Road & Fruitridge Road. The corridor is close to Florin Towne Center, which has major retailers such as Super-Walmart, Pet Smart and Burlington.

The original house was built in 1960 and has all functional utilities. The house has 1,964 square feet of living space and includes 3 bedrooms and 2 bathrooms. It is currently rented and provides a monthly rental income of \$2,200. The buyer can explore developing small housing tracts, townhouses and duplexes.



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Property Highlights

2.31 AC with a single family home estate or low-density housing development.
Level acreage within mix of residential, apartments, industrial and retail properties.
The original house was built in 1960 and is still on the property with fully functional utilities.
Located along a major thoroughfare with easy access to Highway 99.
Densely populated area with over 189,660 residents within 3 miles



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Property Aerial



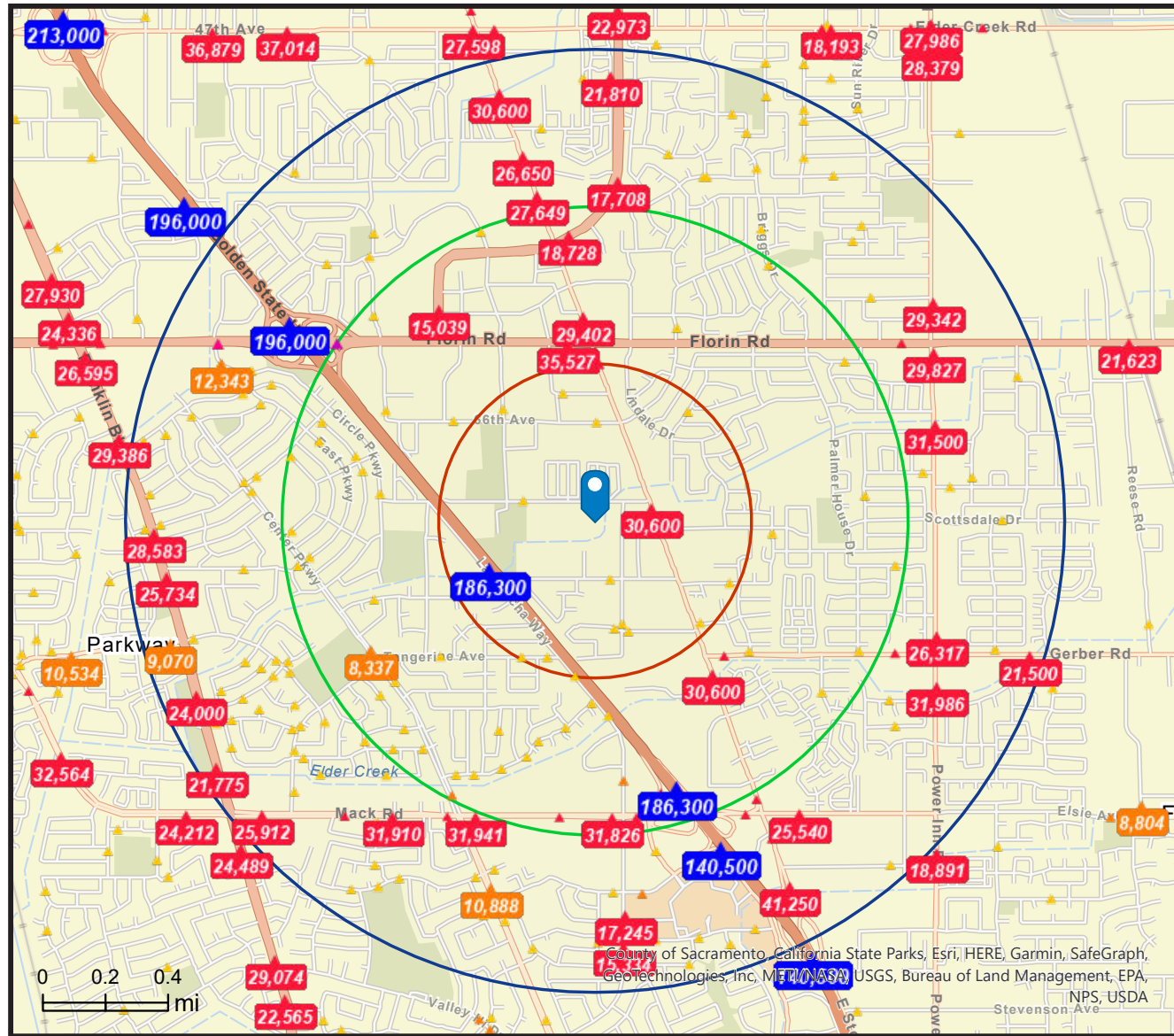
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Traffic Counts

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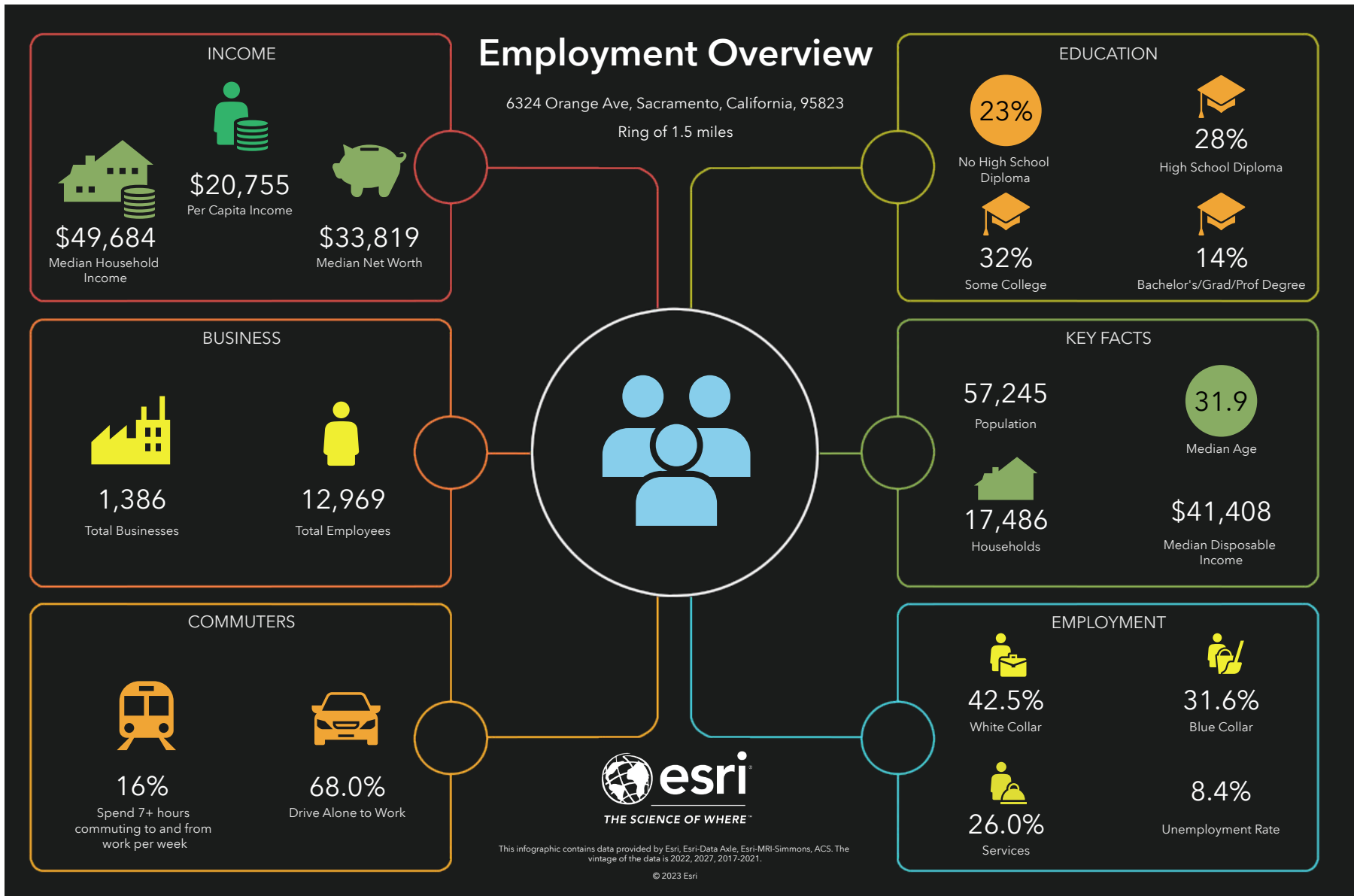


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