



Auto Dealer Warehouse

600 Harbor Blvd, West Sacramento, CA 95691



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Auto Dealer Warehouse

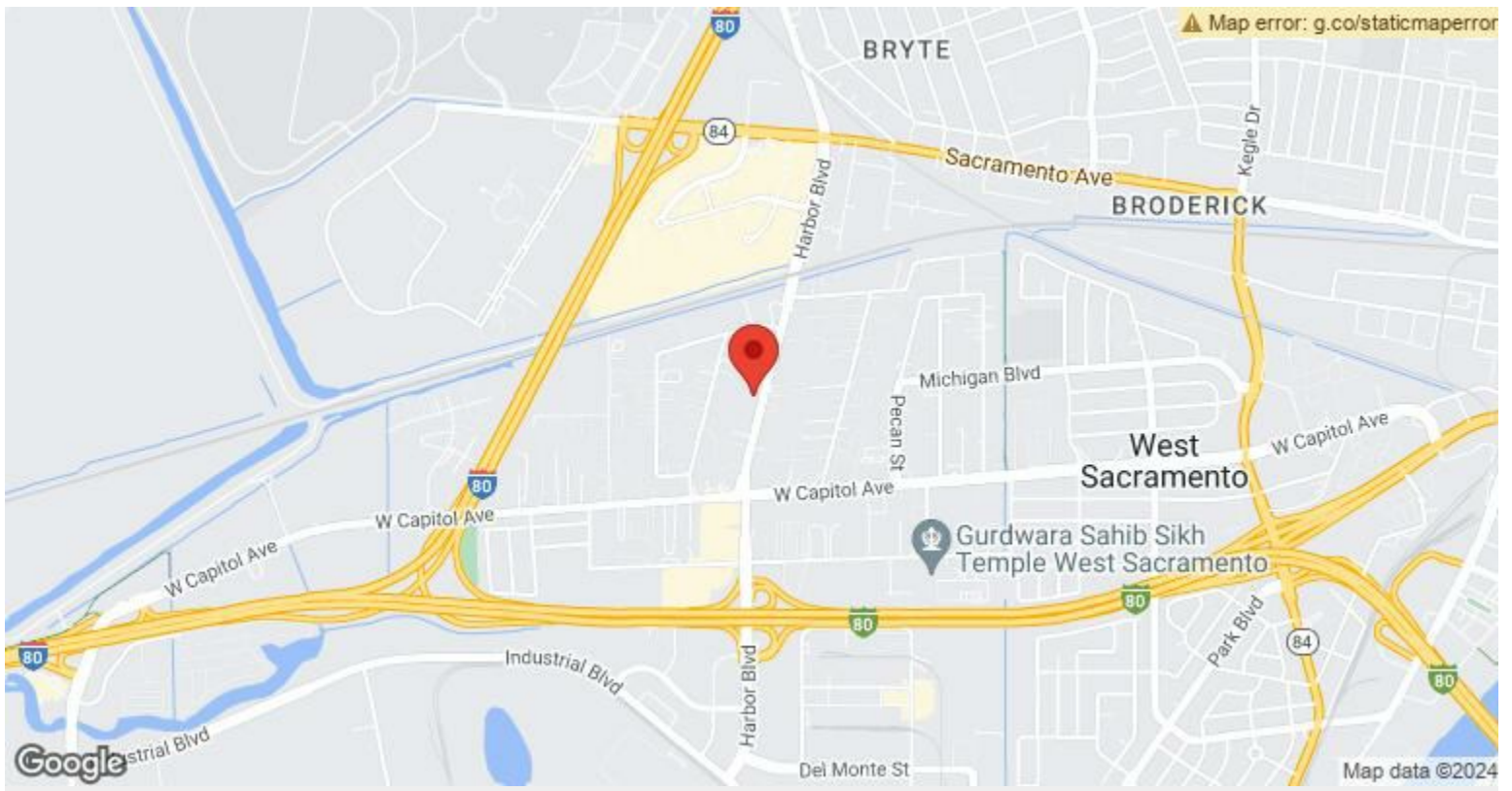
\$1,200,000

Incredible opportunity awaits with this mixed-use property showcasing numerous upgrades and renovations! The property comprises two buildings: a 5,000 square foot automotive service building at the front and a two-unit, single-story residential property at the rear, totaling 1,760 square feet of living space. The automotive service building boasts a valuable auto dealer 'hand license,' remodeled office space, and a workshop area in the rear featuring a 16-foot roll-up door. The residential units have undergone extensive improvements, including new HVAC systems, kitchen cabinets, bathrooms, flooring, windows, and more. Don't miss out on this exceptional investment!

- Prime location facing Harbor Boulevard
- Recently remodeled property
- Diversified cash flow with mixed-use features
- Auto dealer license location
- Convenient 16-foot roll-up door for versatile access



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|-------------------------|--------------------------|
| Price: | \$1,200,000 |
| Property Type: | Industrial |
| Property Subtype: | Warehouse |
| Building Class: | B |
| Sale Type: | Investment or Owner User |
| Cap Rate: | 7.58% |
| Lot Size: | 0.50 AC |
| Rentable Building Area: | 6,760 SF |
| APN / Parcel ID: | 008-372-009-000 |
| No. Stories: | 1 |
| Year Built: | 1977 |
| Tenancy: | Multiple |
| Parking Ratio: | 2.22/1,000 SF |
| Zoning Description: | M2 |
| : | |



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Property Photos



Property Photos



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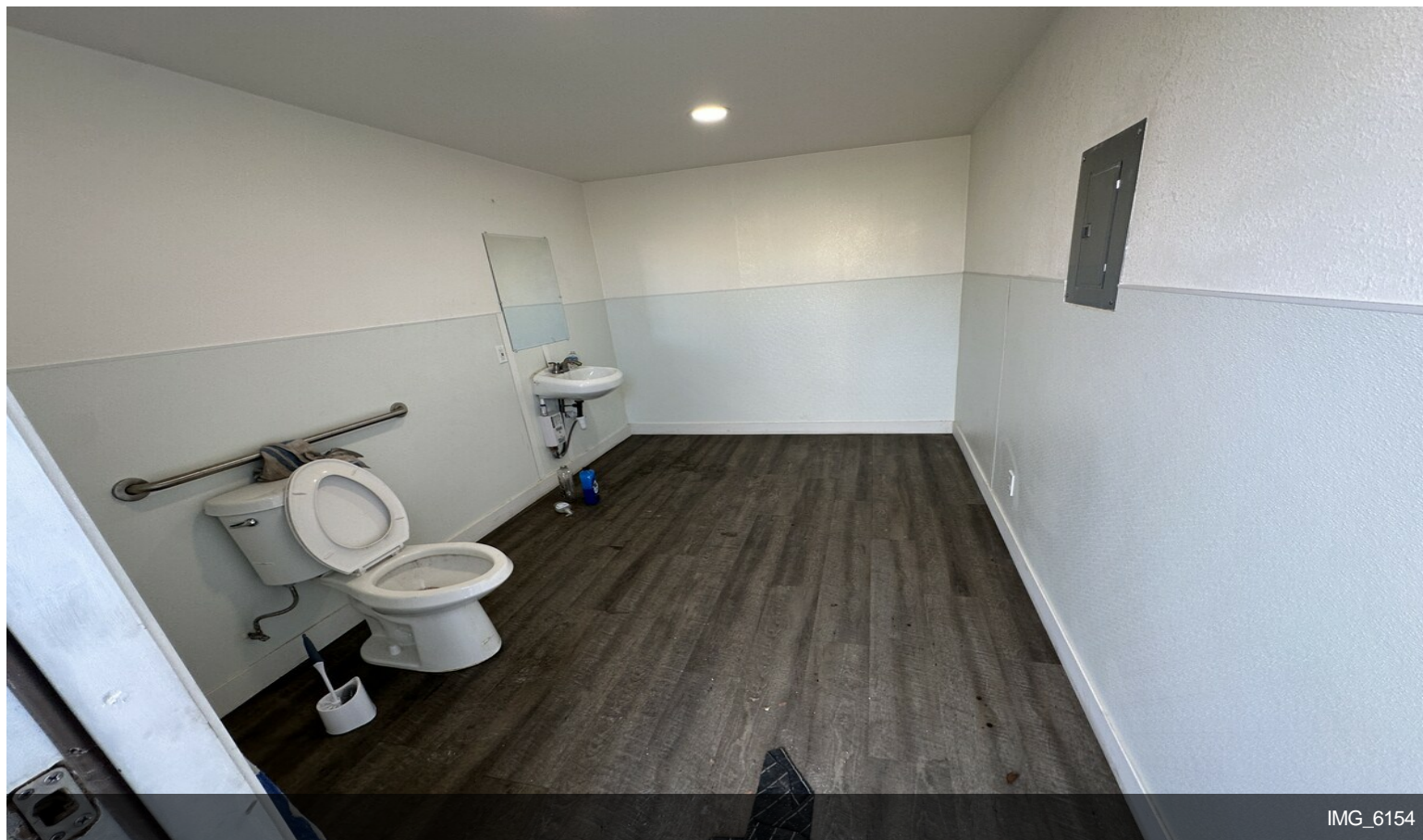


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Property Photos

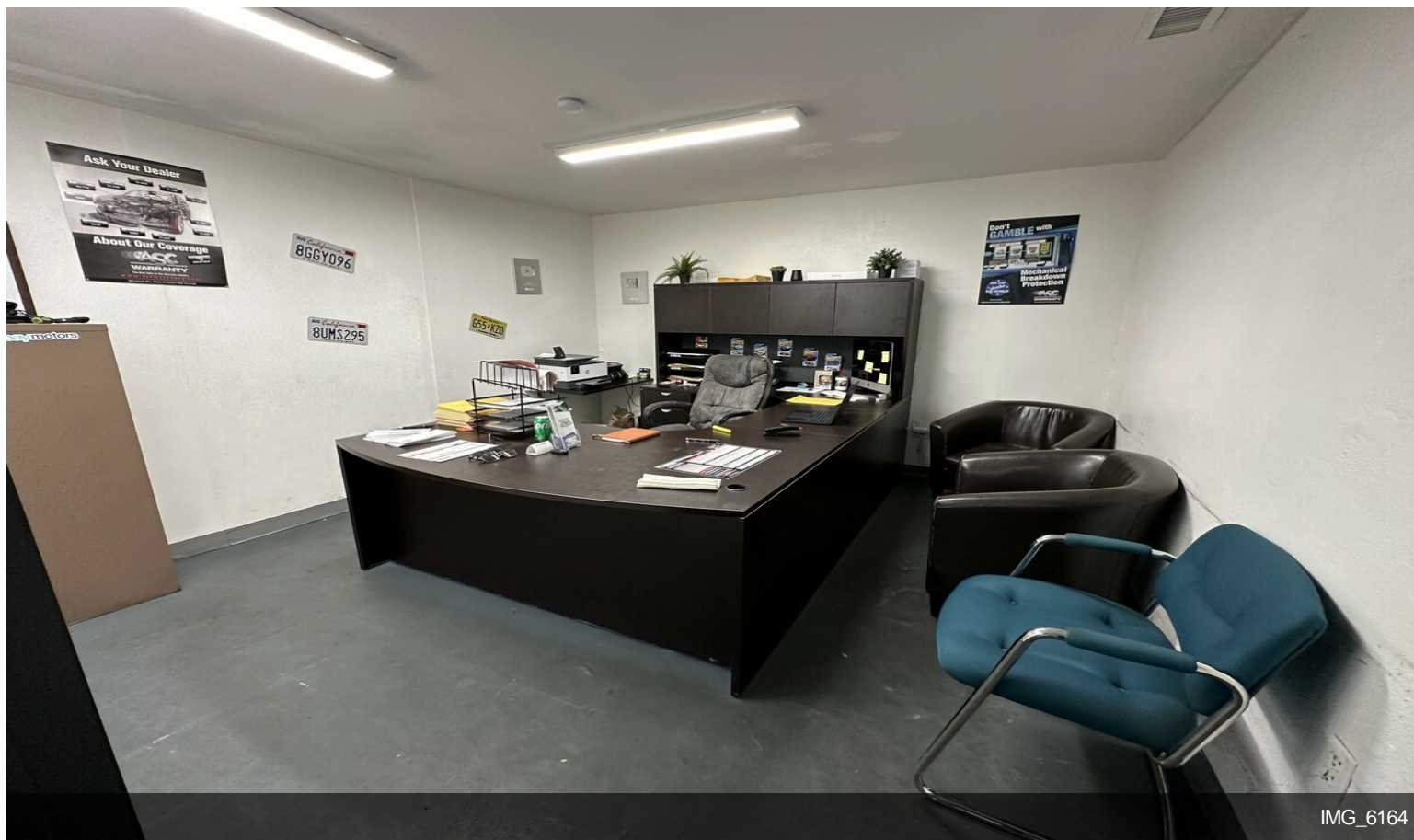


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Property Photos

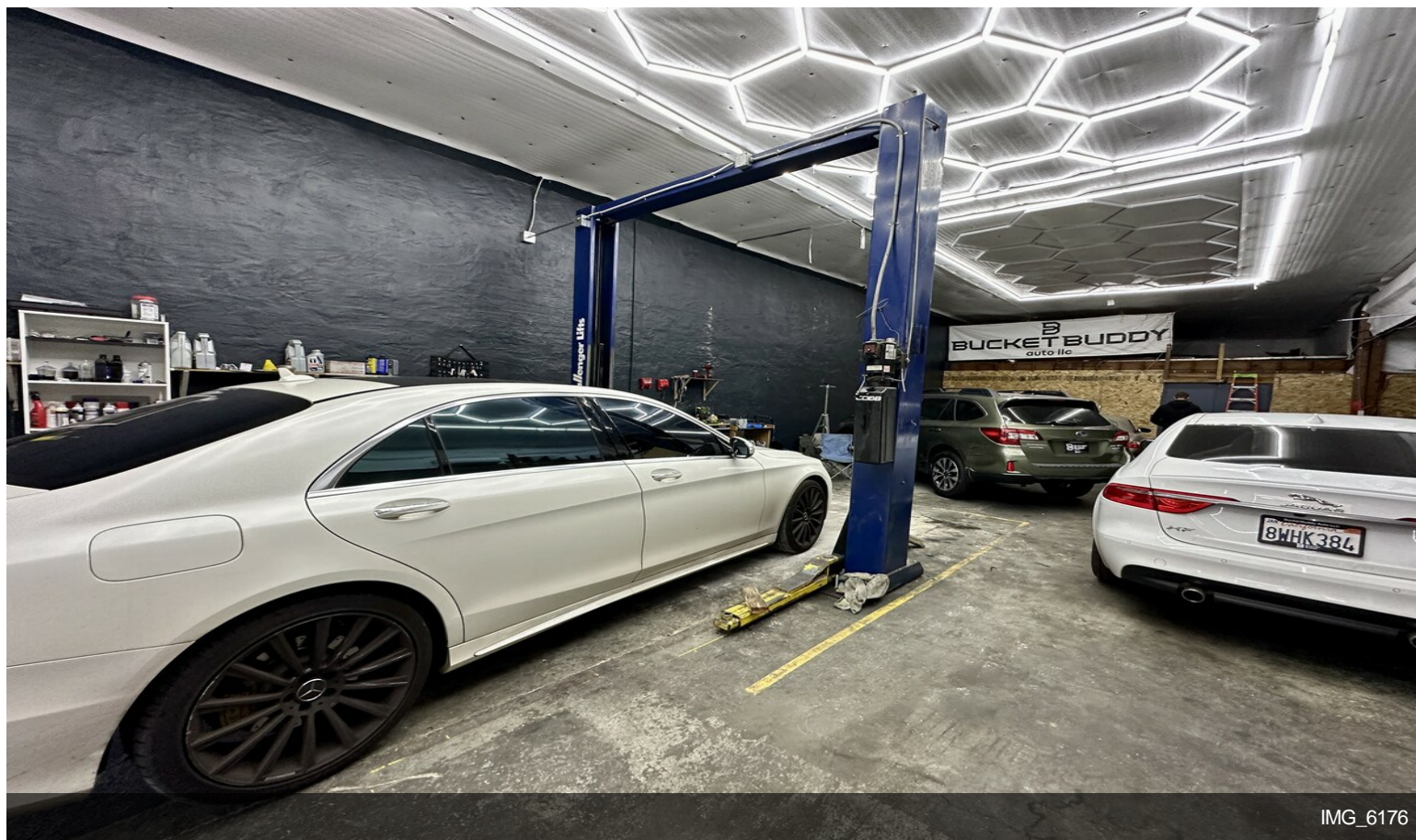


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Property Photos

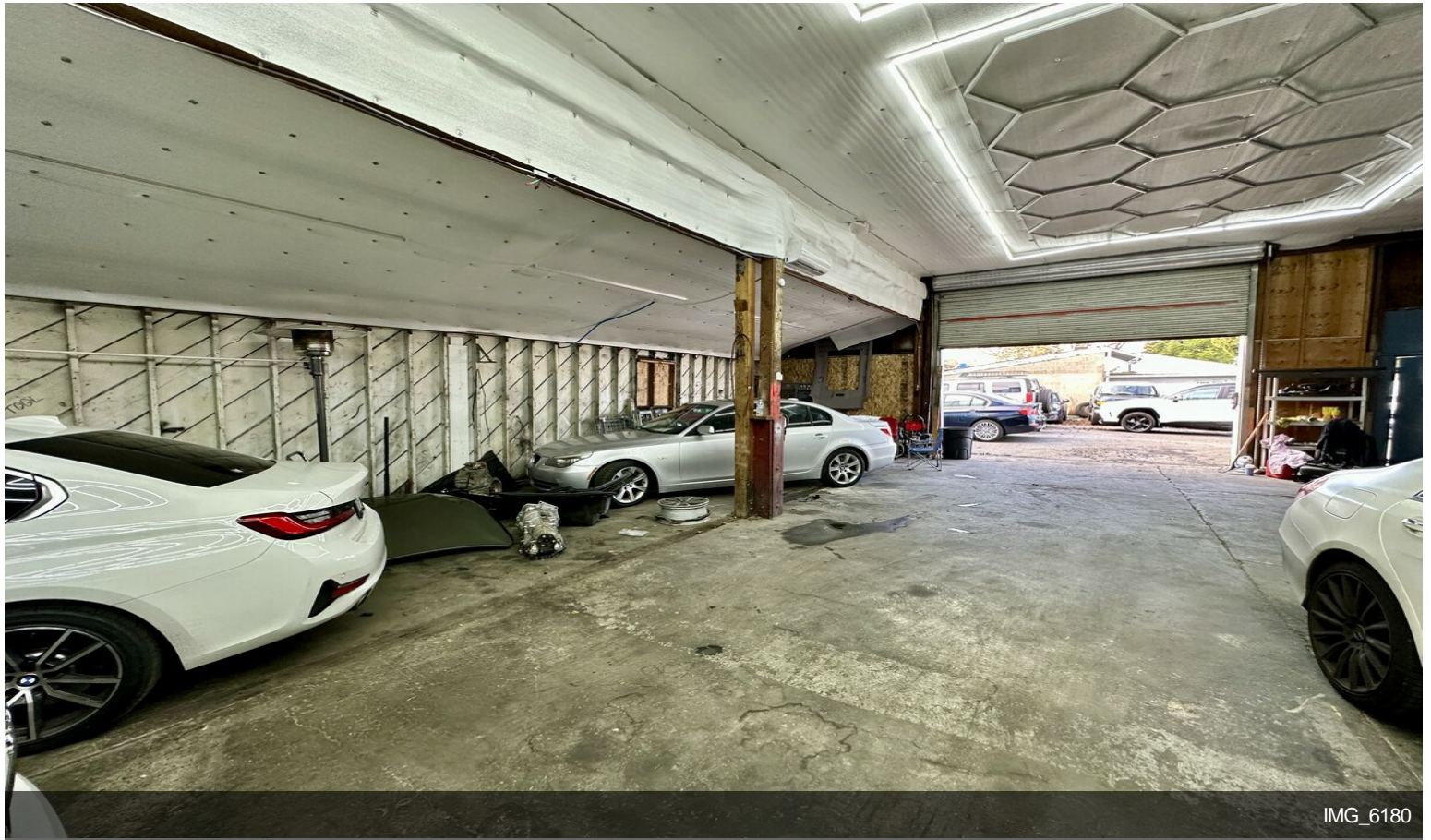


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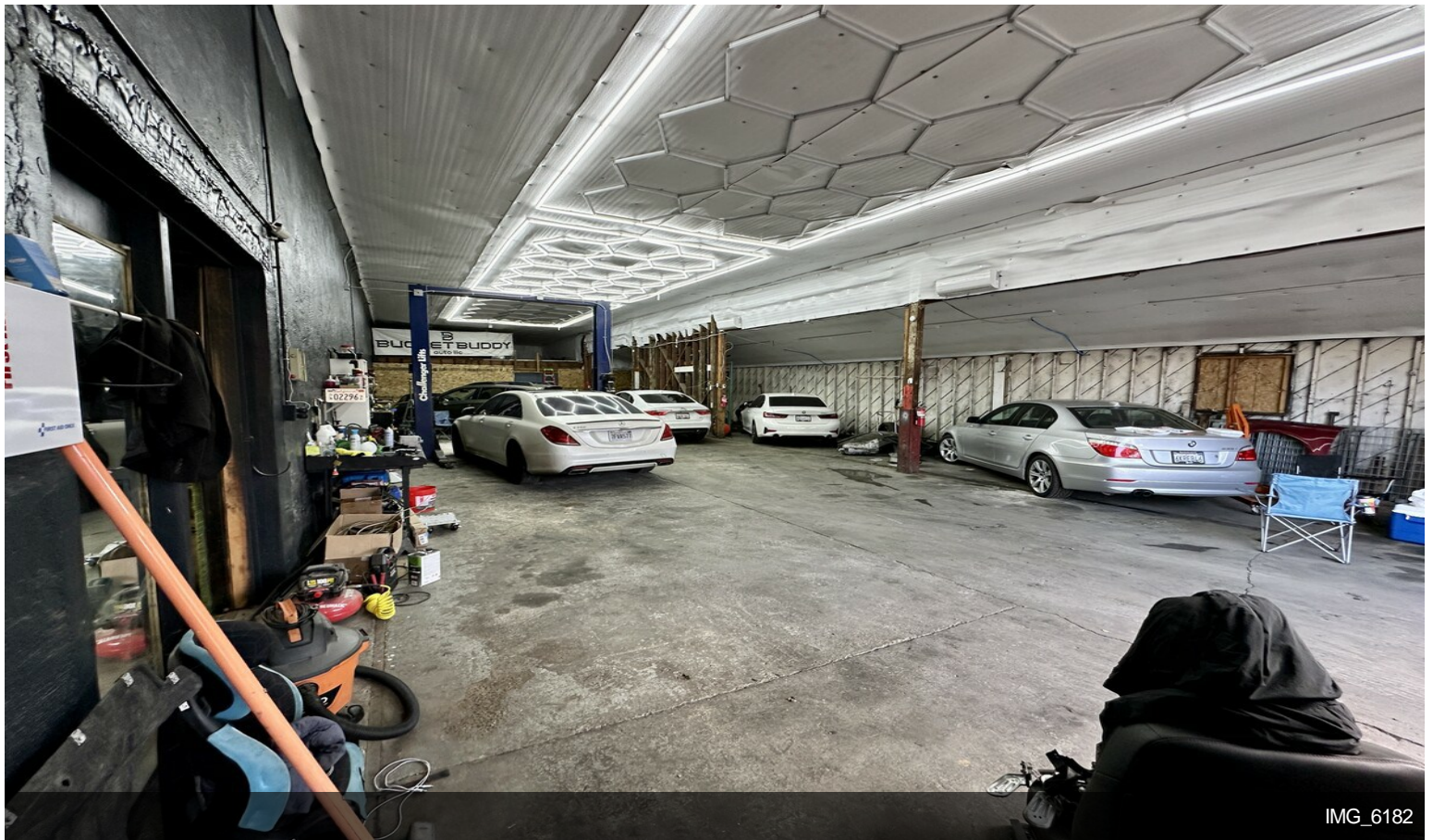


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Property Photos



IMG_6180



IMG_6182

Property Photos



IMG_6183



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Property Photos



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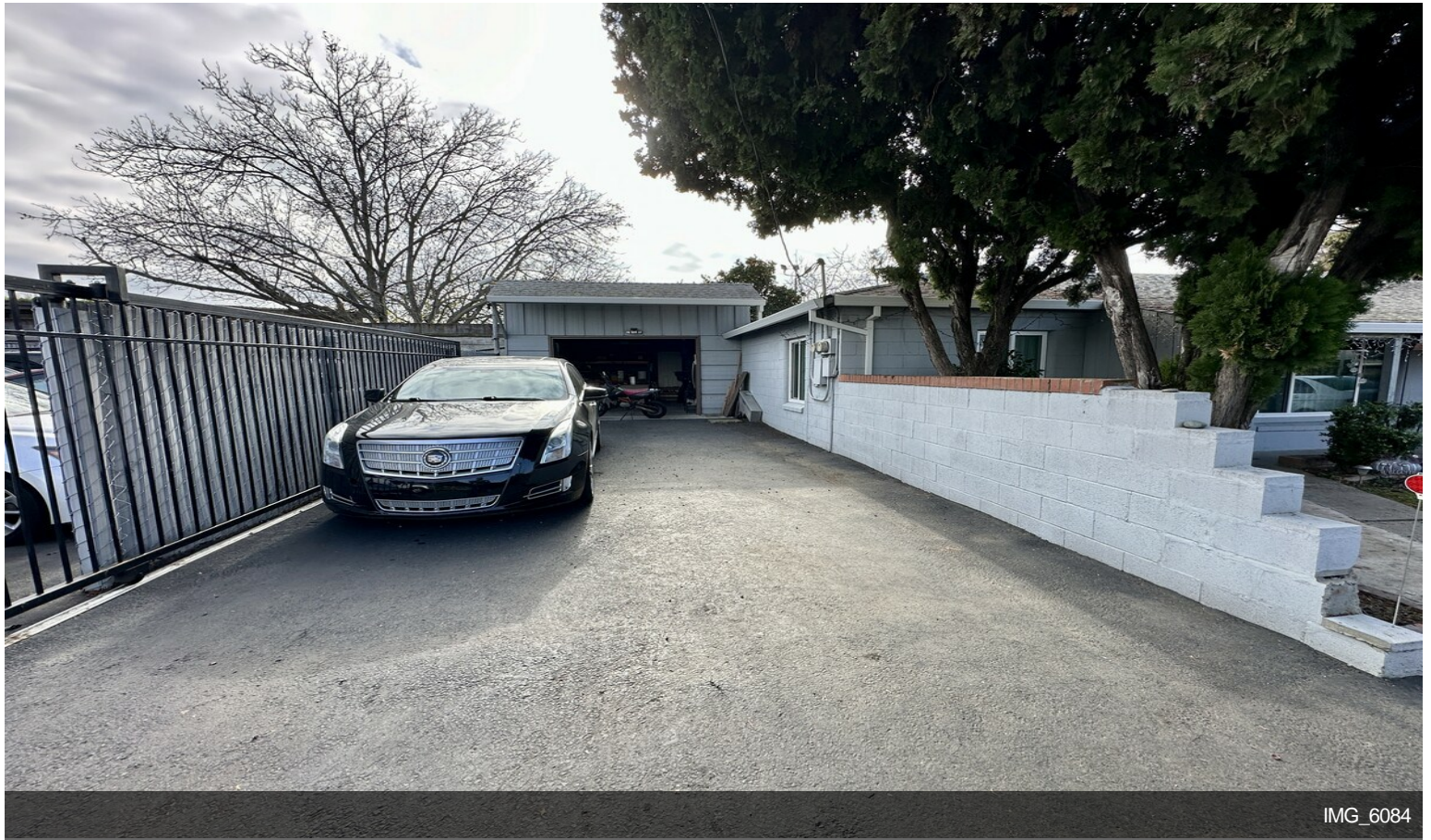


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Property Photos



Property Photos



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Property Photos



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Property Photos

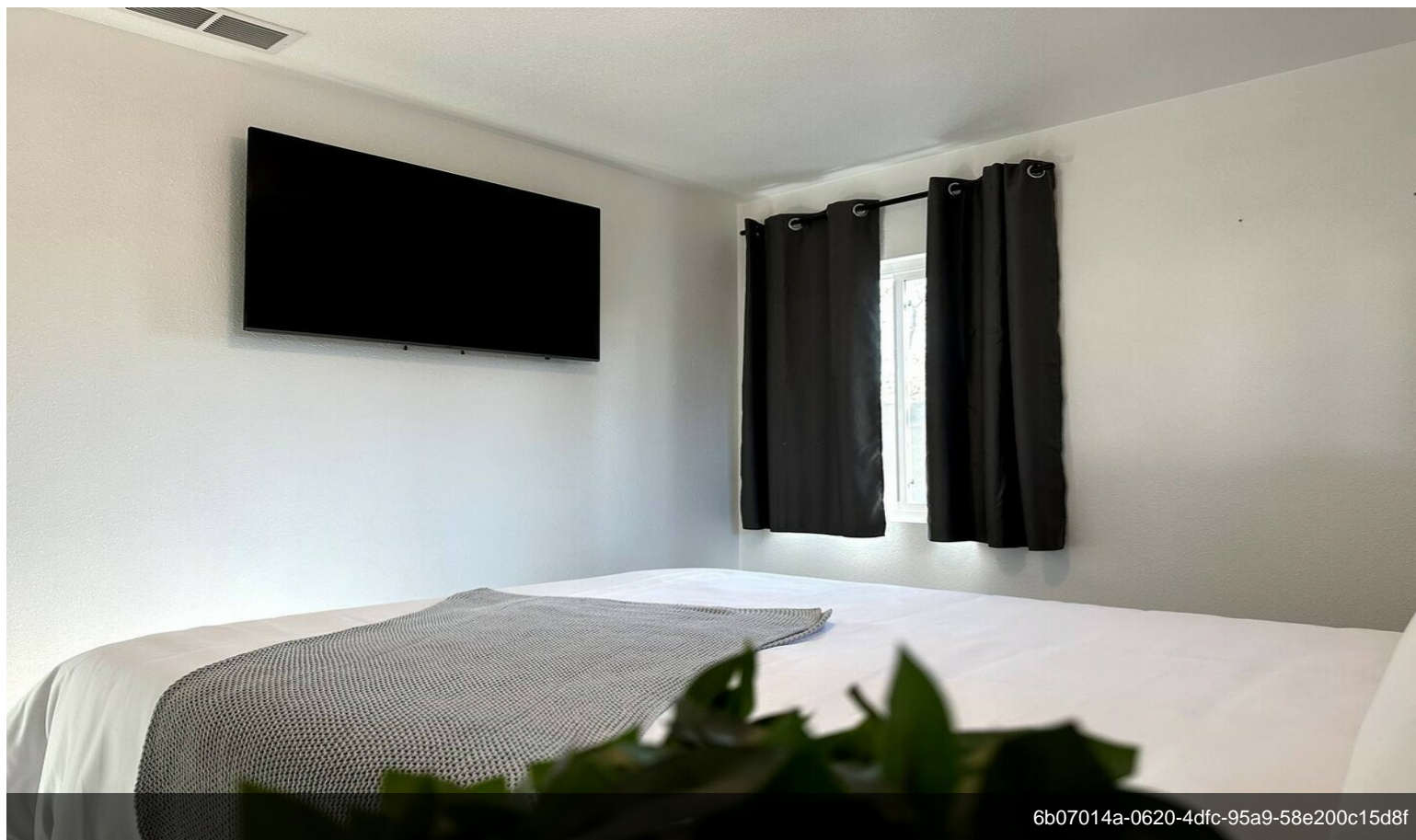


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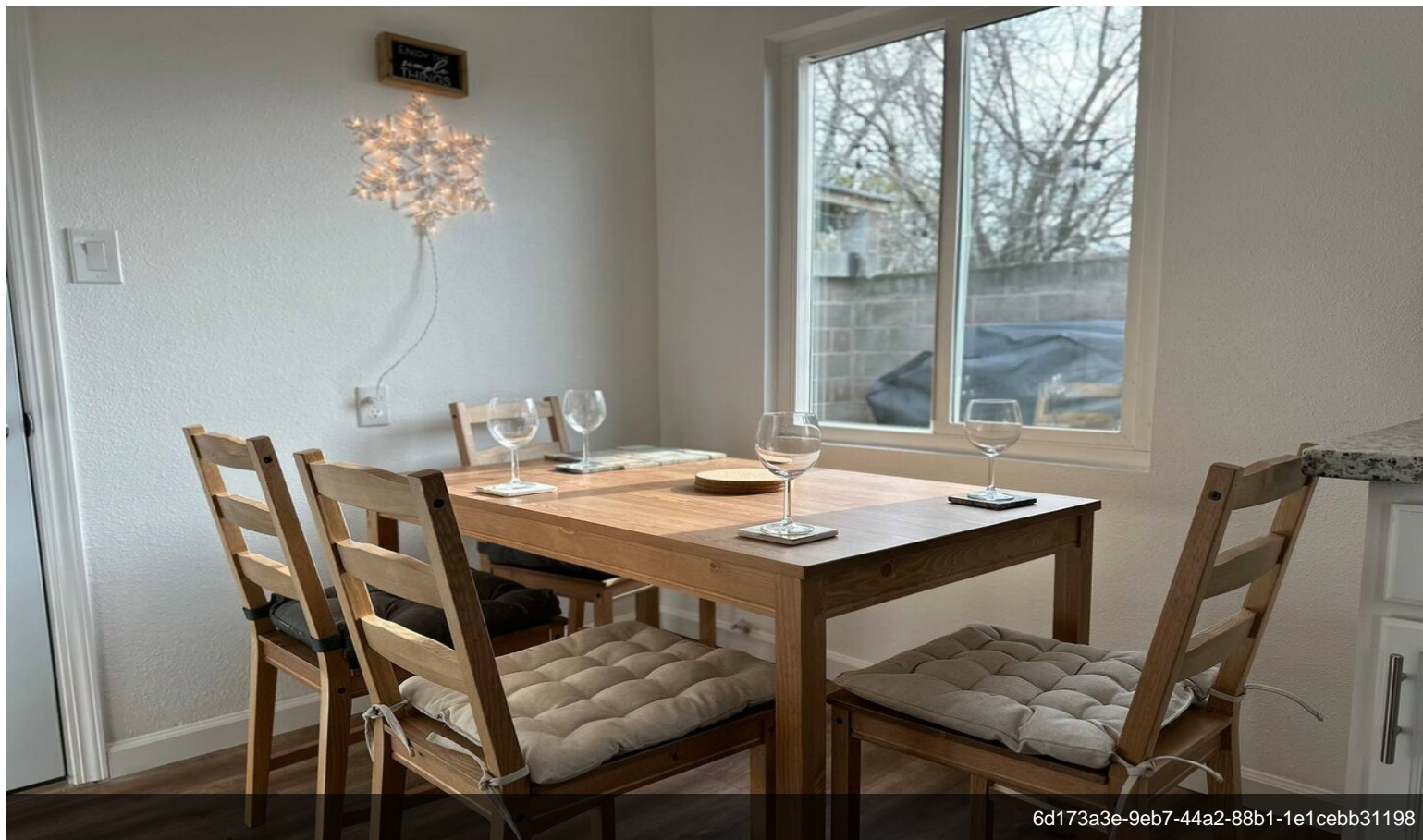


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Property Photos



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Property Photos

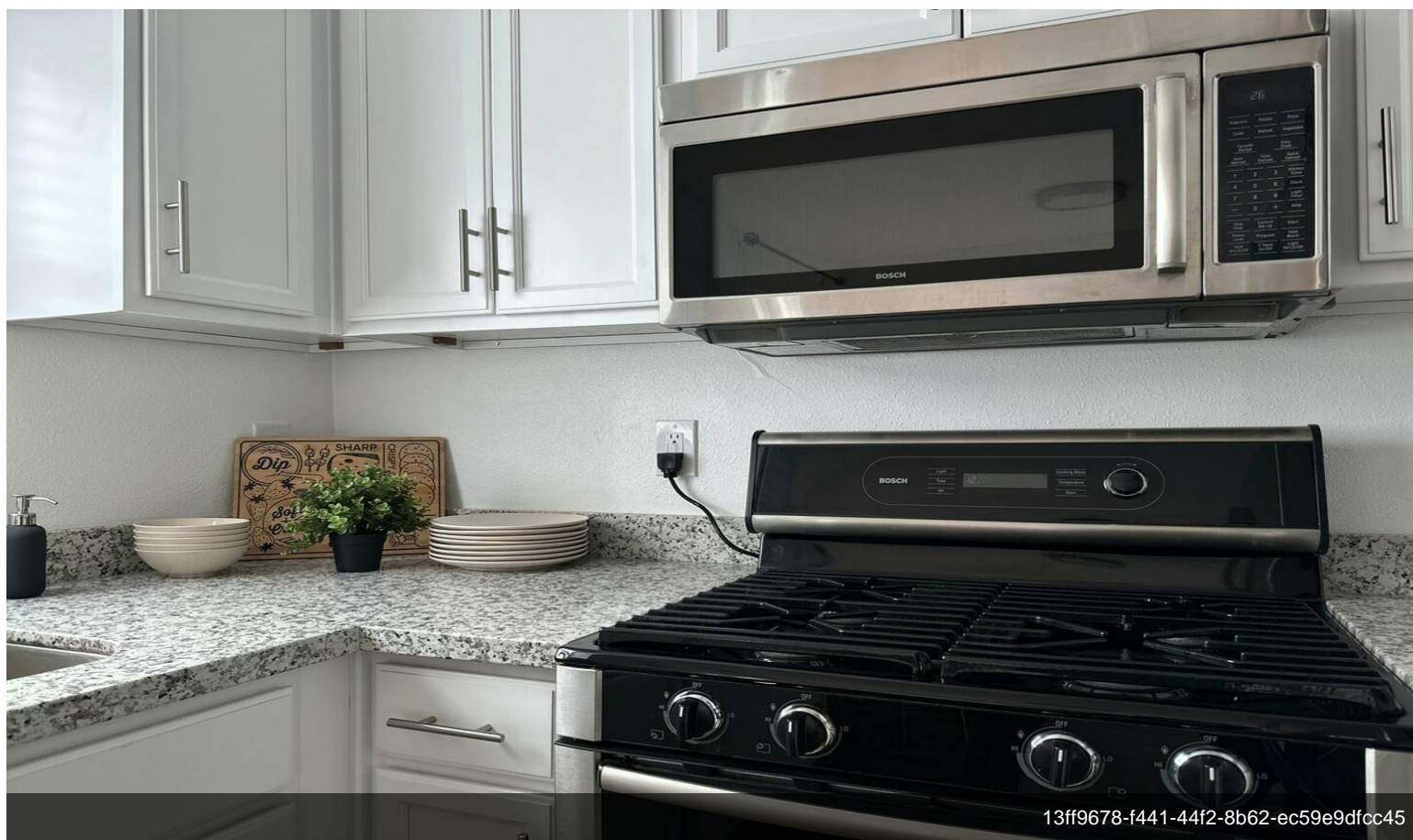


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Property Photos



Property Photos

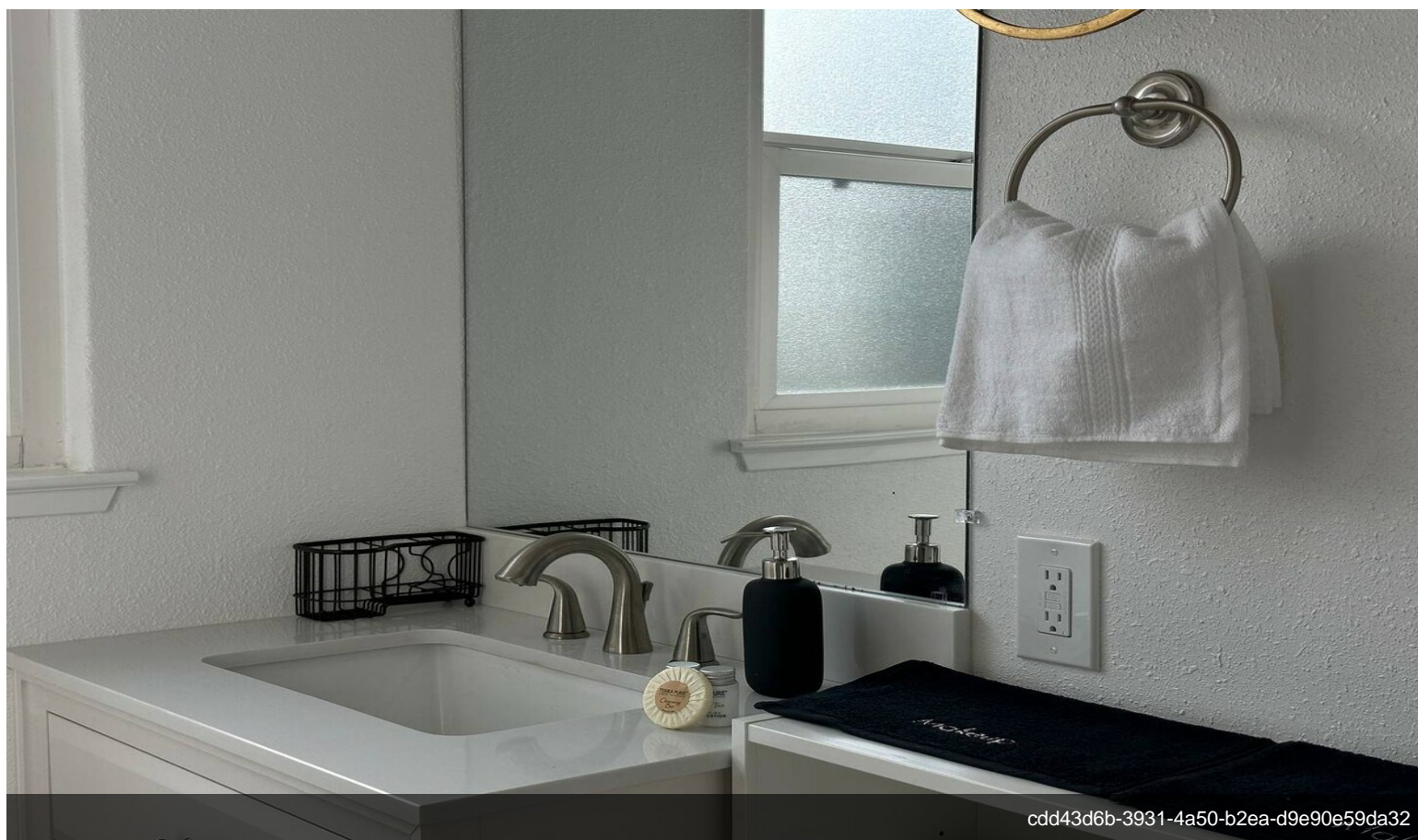
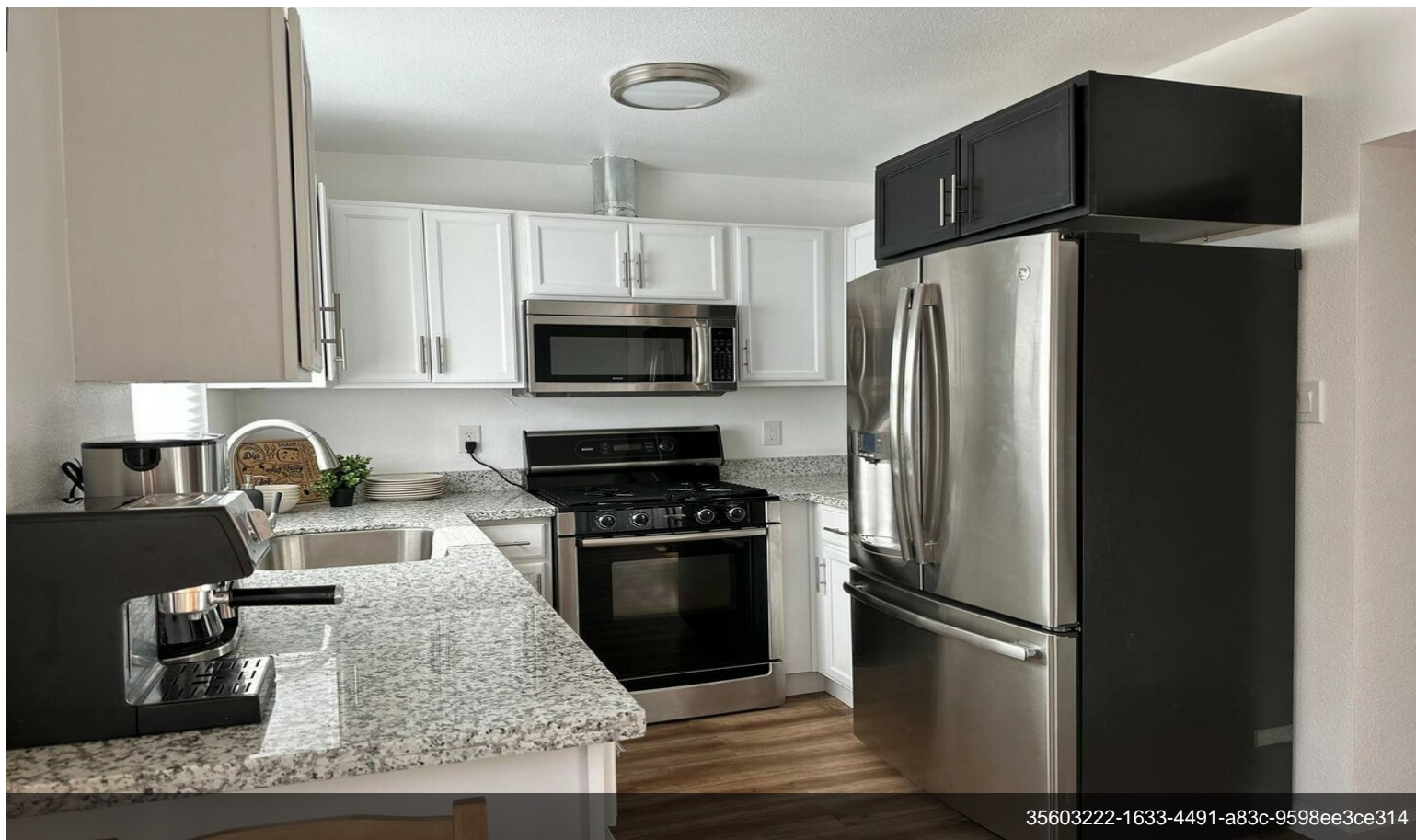


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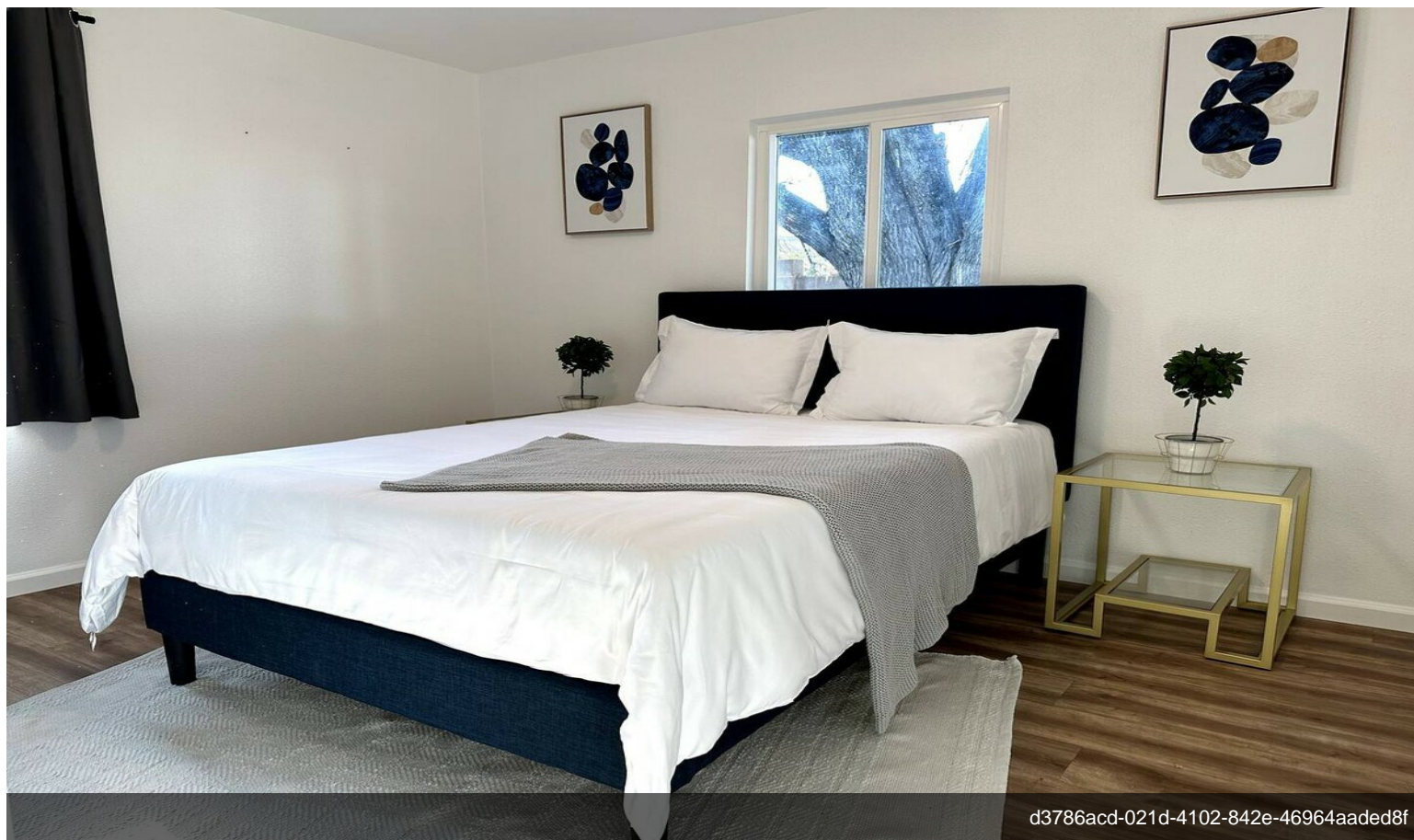


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Property Photos



Property Photos



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Property Photos



IMG_6107



IMG_6108

Property Photos



IMG_6109

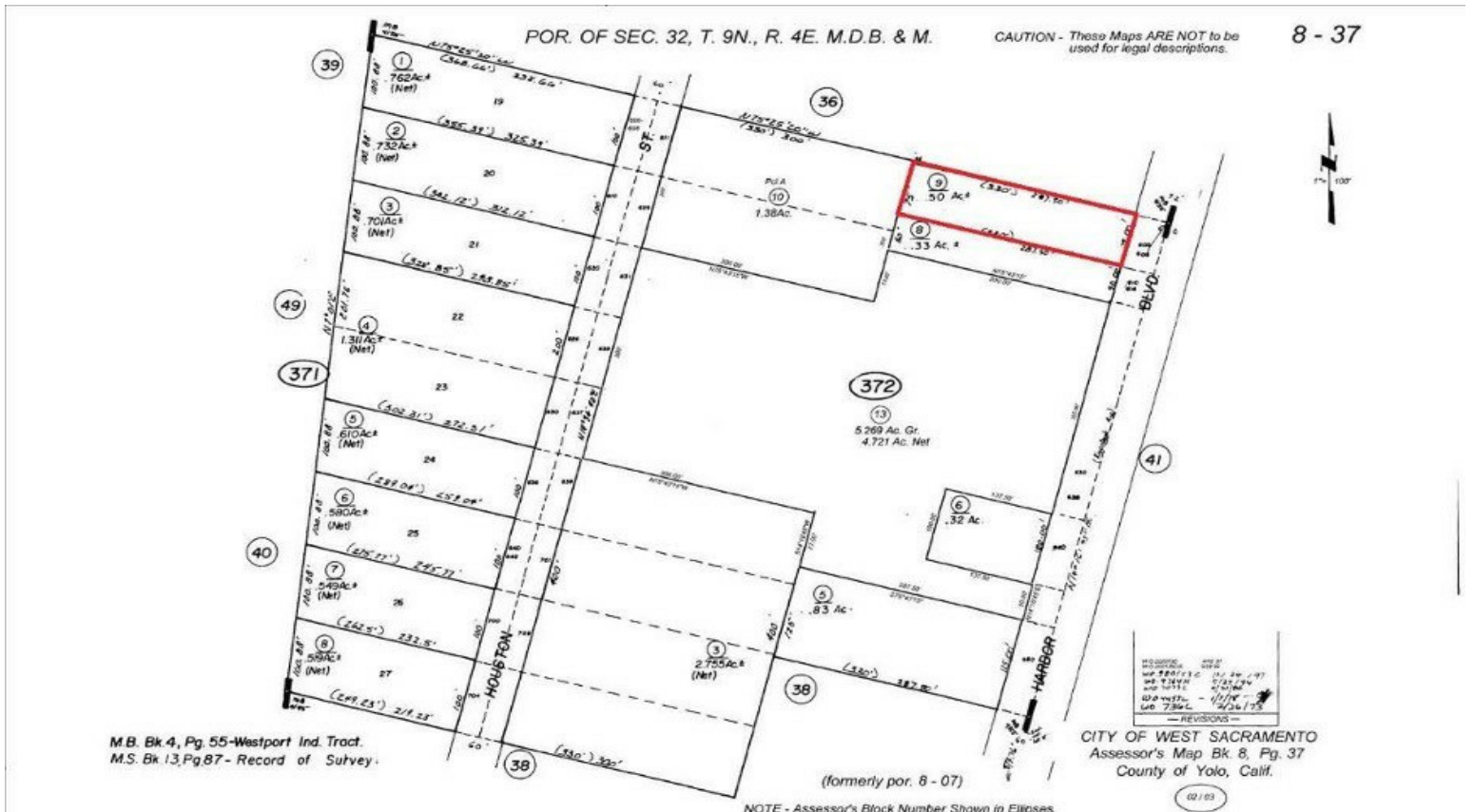


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Property Photos



IMG_6111



NOTE - Assessor's Block Number Shown in Ellipse.
 Assessor's Parcel Number Shown in Circles.

Property Photos

