

# FOR SALE

OWNER/USER OR INVESTMENT OPPORTUNITY



*Multi-Tenant Office Building Located in Desireable  
Cameron Park Submarket*

1010 CAMERADO DR, CAMERON PARK, CA 95682

**TOM CONWELL**  
Senior Vice President  
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**LIC N° 01394155**

*±7,476 SF Free Standing, 2-Story  
Multi-Tenant Office Building*

Majority of tenants are MTM with long term tenancy

High performer in income (tenants pay for utilities & janitorial)

Built in 1990

Great windowline/views of airport & Cameron Park Lake (West side of building)

Internet to the building fiber serviced by Comcast & AT&T

Recently resurfaced and striped parking lot

Zoned General Commercial

APN# 083-112-013

**\$1,095,000**

SALE PRICE



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# INCOME & EXPENSE

## INCOME

**2025 Gross Income** Current RR Pro Forma

**\$79,794.00**

## EXPENSES

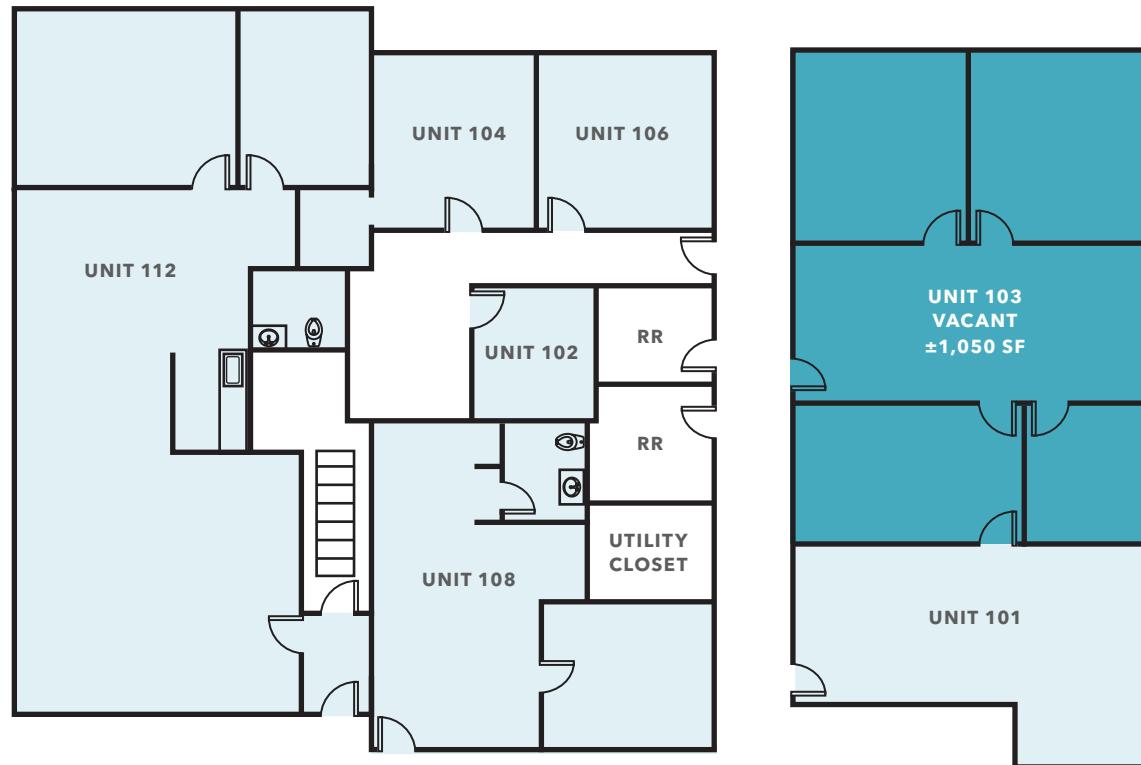
Taxes	\$11,826.00
Management Fee	\$406.00
Insurance	\$2,606.00
Garbage	\$1,929.00
Cleaning & Maintenance	\$2,324.00
Fire System Maintenance	\$1,233.00
Utilities	\$1,324.00
Water	\$3,578.00
<b>Total Expenses</b>	<b>\$25,226.00</b>
<b>Net Operating Income</b>	<b>\$54,568.00</b>



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## FIRST FLOOR PLAN



*±1,050 SF*

AVAILABLE

PARKING LOT

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## SECOND FLOOR PLAN



**±2,275 SF**

AVAILABLE

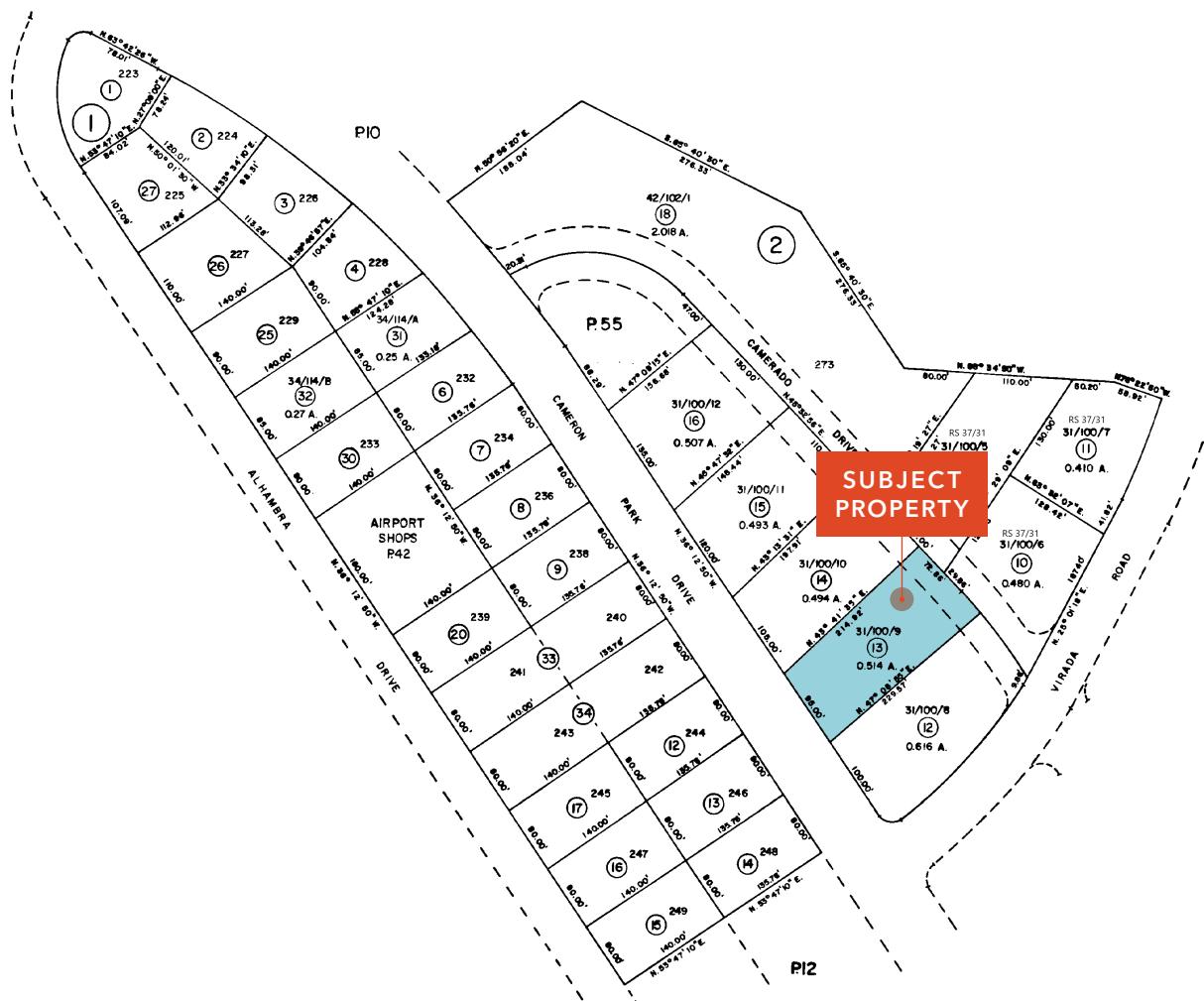
PARKING LOT

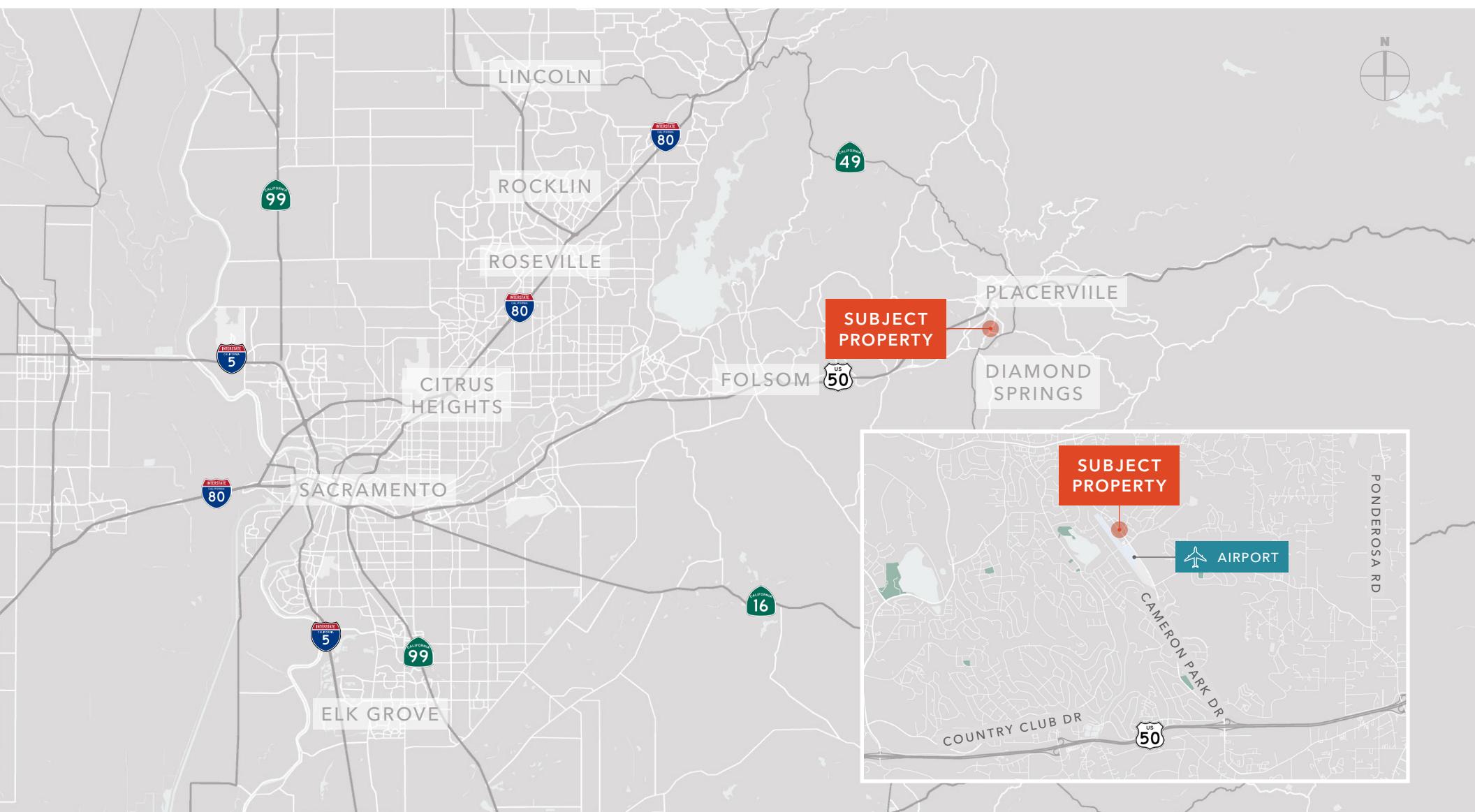
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# PARCEL MAP





# 1010 CAMERADO DR



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# 1010 CAMERADO DRIVE

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*Exclusively listed by*

**TOM CONWELL**

916.751.3626

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