

# FOR SALE

Fully Leased

DMV Anchored Multi-Tenant Office/Retail Leased Investment



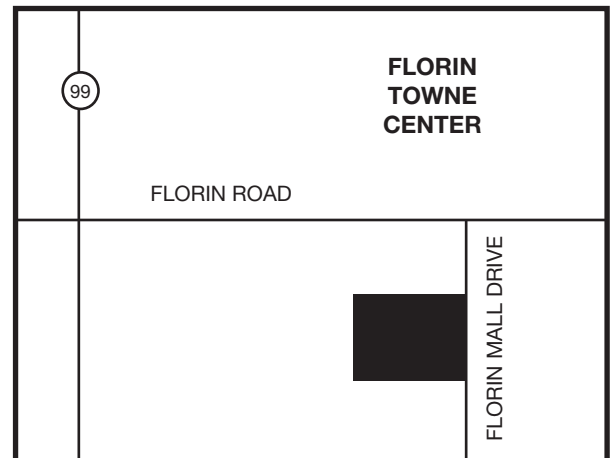
**7206-7226 Florin Mall Drive, Sacramento, CA 95823**

- 24,080 S.F. Total
- \$255,000 DMV Tenant Improvement Completed December 2015.
- 9 Suites: 1,200 S.F to 7,680 S.F.
- 2.04 Acre Parcel: APN #050-0273-009
- LC (Limited Commercial) Zoning
- 95 on Site Parking Spaces + 37 In Common Parking Spaces.
- Monument Signage on Florin Road
- Located Across Florin Road from Florin Towne Center

**Total Net Annual Operating Income: \$273,894**

**CAP Rate: 5.5%**

**Sale Price: \$4,950,000**



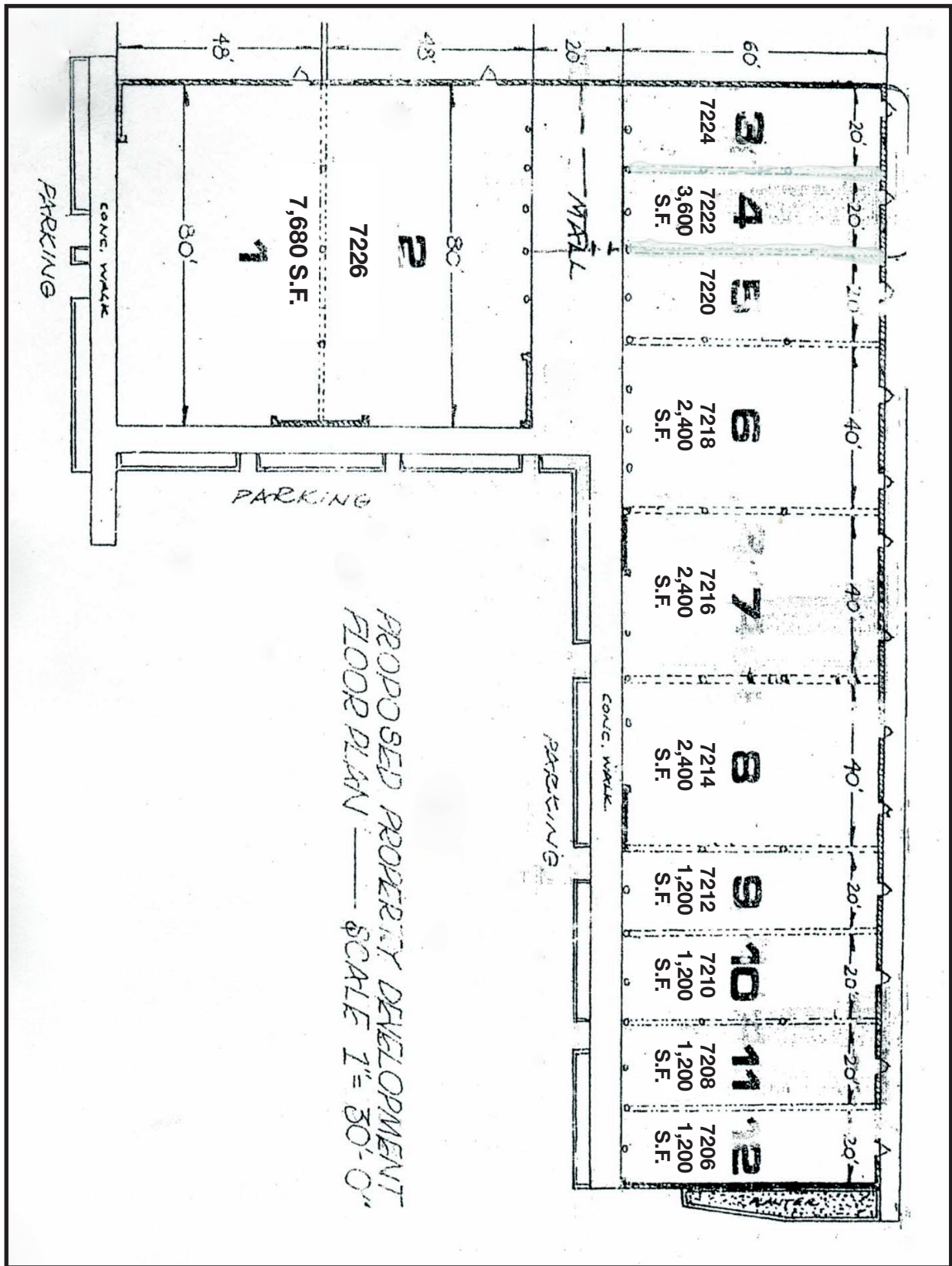
**Tony Lewis**

**TL Commercial, Inc.**

**916-660-9191 or 916-201-9318**

*The information contained herein was obtained from third parties and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.*

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