

# 4901

MARCONI AVENUE  
CARMICHAEL, CA 95608

FOR SALE  
\$500,000



#### Property Highlights:

- Freestanding Office Building on major street
- 2,544 s.f. building on 0.33 acres
- On-site parking
- Multiple private offices and conference rooms
- Multiple restrooms
- No OA dues
- ADA ramp at the entrance
- Monument signage
- High traffic counts

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

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## Offering Memorandum

RE/MAX Gold is pleased to offer for sale, 4901 Marconi Avenue, a freestanding office building, with on-site parking, located on busy Marconi Avenue in Carmichael, CA. It is a rare freestanding building offering when most buildings in this size range are generally part of condominium business park with high OA dues.

The buiding was formerly a three tenant building which has since been combined into a single tenant property. The building features multiple private offices, conference rooms, break areas and multiple restrooms. There is an ADA ramp access at the building entrance on Marconi Avenue. The building is located at the corner of Marconi and Root Avenue and features a prominent monument sign.

This offering is an outstanding opportunity for an owner-user to acquire a freestanding office building that is zoned for all kinds of office uses. It enjoys easy access from both highways 80 and 50 and is centrally located within the Sacramento metropolitan area.



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## Offering Summary

Building Address 4901 Marconi Avenue, Carmichael, CA

Assessor's Parcel Number 271-0142-018-0000

Jurisdiction County of Sacramento

County Sacramento

Property Type Freestanding office building

Building Size 2,544 sf

Sale Price \$500,000

Common Area Fees None

Year built 1958

Number of stories One

Zoning Business Professional

Utilities SMUD, PG and E



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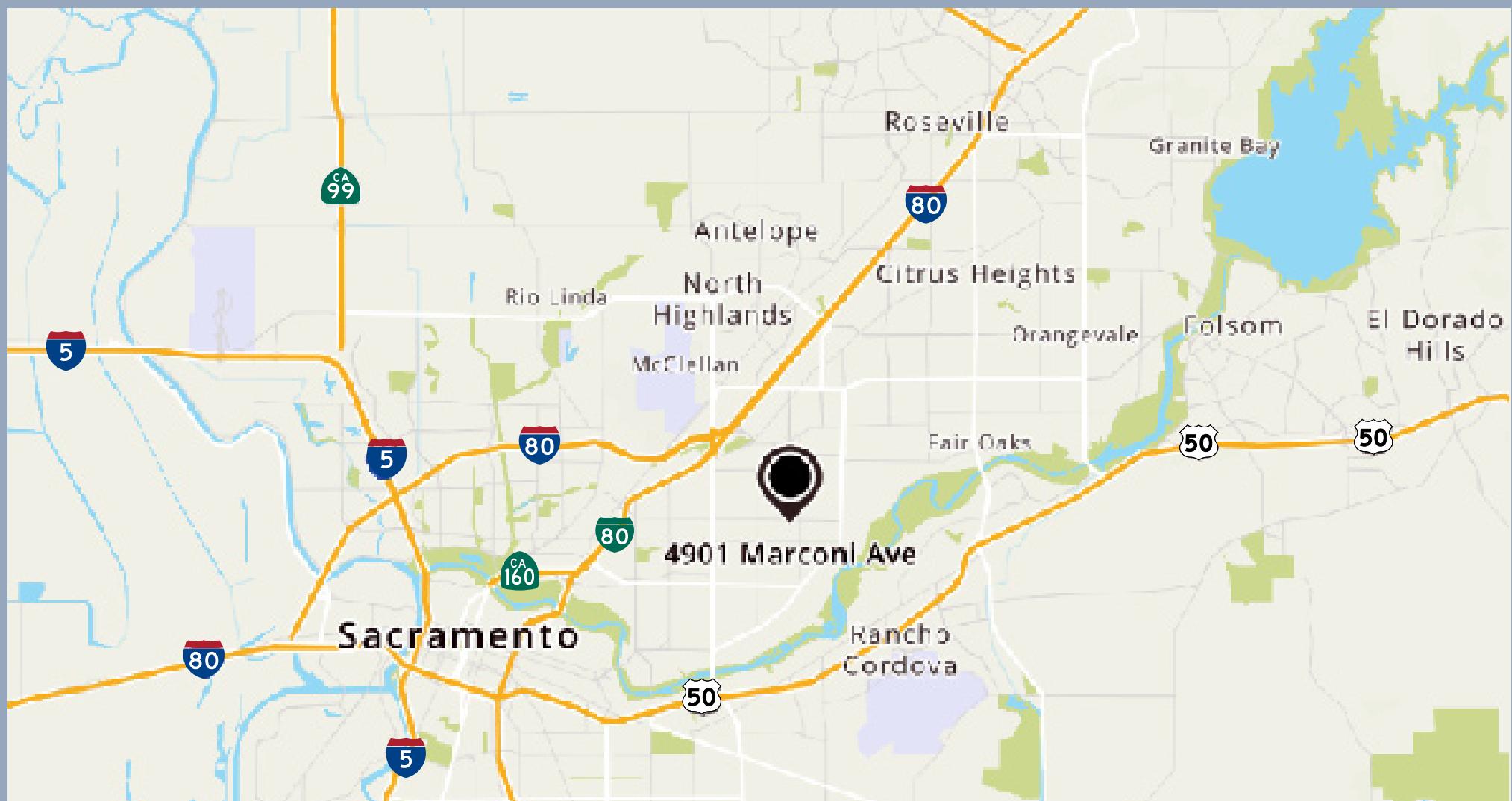


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## Key Facts: 5 Mile Radius



**376,395**  
Total Population (2024)



**\$92,193**  
Average Household Income



**21,229**  
# Businesses



**161,886**  
Daytime Employees



**72,413**  
Owner Occupied Households



**\$434,497**  
Median Home value

ADT Marconi Ave cross st Walnut Ave W 13,317

Data obtained from CoStar