

FOR SALE OR LEASE

# 9701 FAIR OAKS BLVD

FAIR OAKS, CA



*Great Owner/User Property*  
 **$\pm 3,025 - \pm 6,050$  SF Available Now**

Sale Price: \$1,119,250 (\$185 PSF)

Lease Rate: \$1.45/SF Modified Gross

Building Size:  $\pm 6,050$  SF on  $\pm 1.67$  AC APN: 242-0332-012-000

Built in 1983

Parking: 4 Stalls per  $\pm 1,000$  SF (26 Parking Stalls)

Ideal office location close to Sunrise Blvd

Limited Commercial Zoning

Close Proximity to Business Services, Great Restaurants & Highway 50

Recently remodeled with upgraded finishes to include new carpet, paint, granite, travertine, plus new restrooms, kitchen fixtures, and appliances

Building signage with great exposure to Fair Oaks Blvd

2022 Roof repaired a split in existing membrane with 60 MIL TPO single-ply and silicone restoration system for the entire existing roof

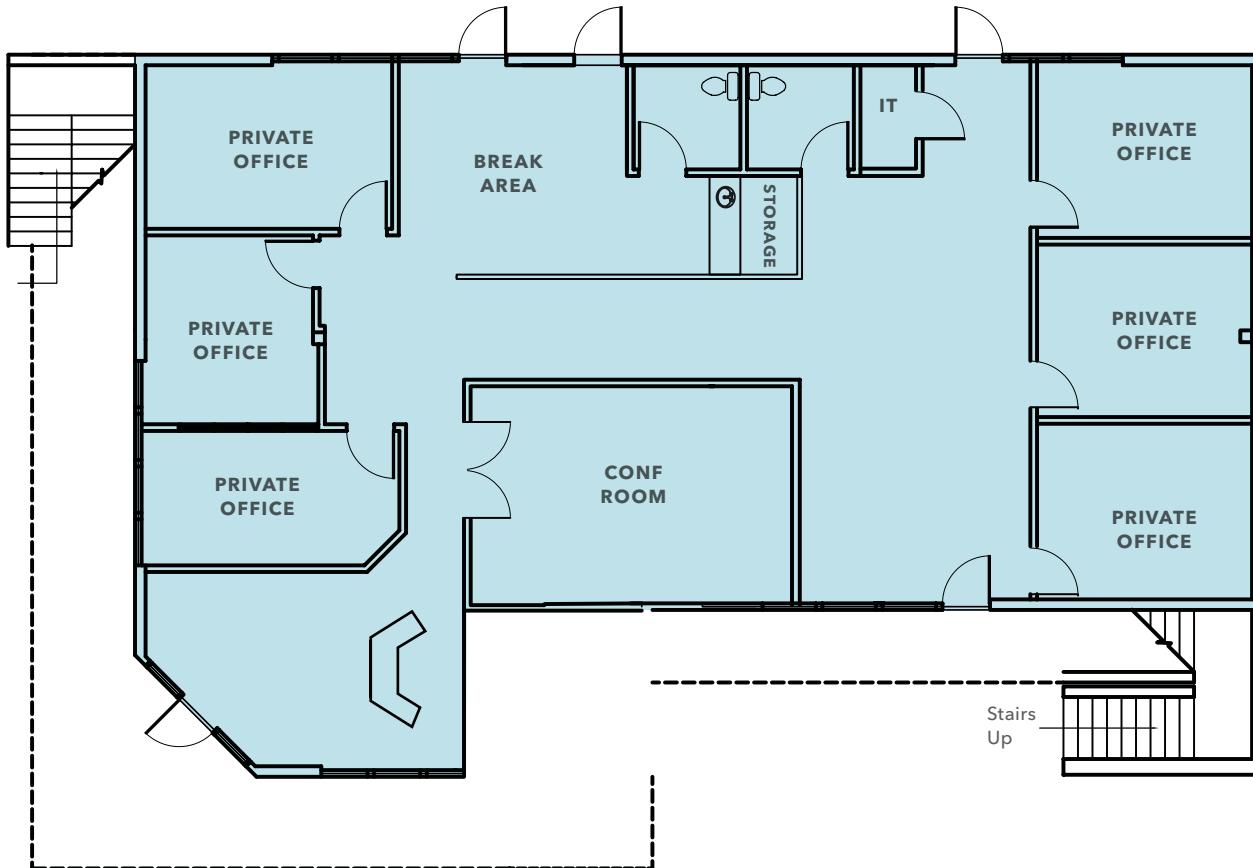
**TOM CONWELL**  
916.751.3626  
tom.conwell@kidder.com  
**LIC N° 01394155**

**KIDDER.COM**

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**km Kidder Mathews**

## FLOOR PLAN -FIRST FLOOR



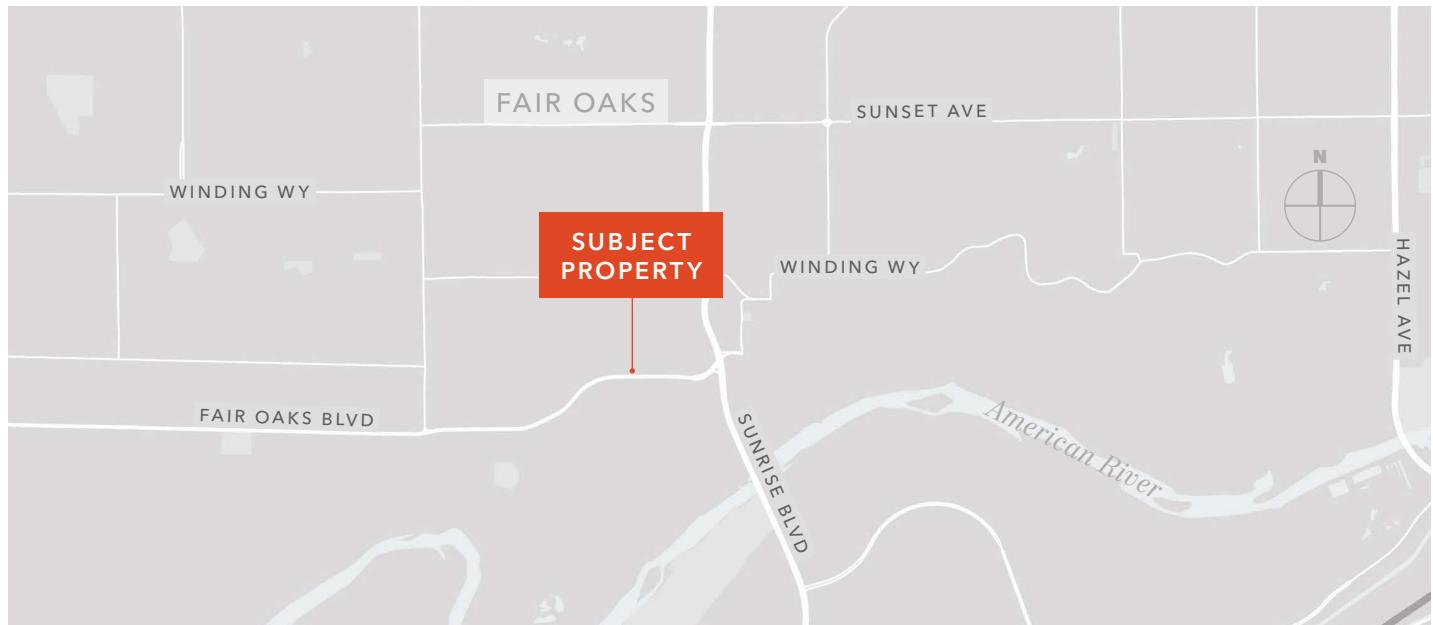
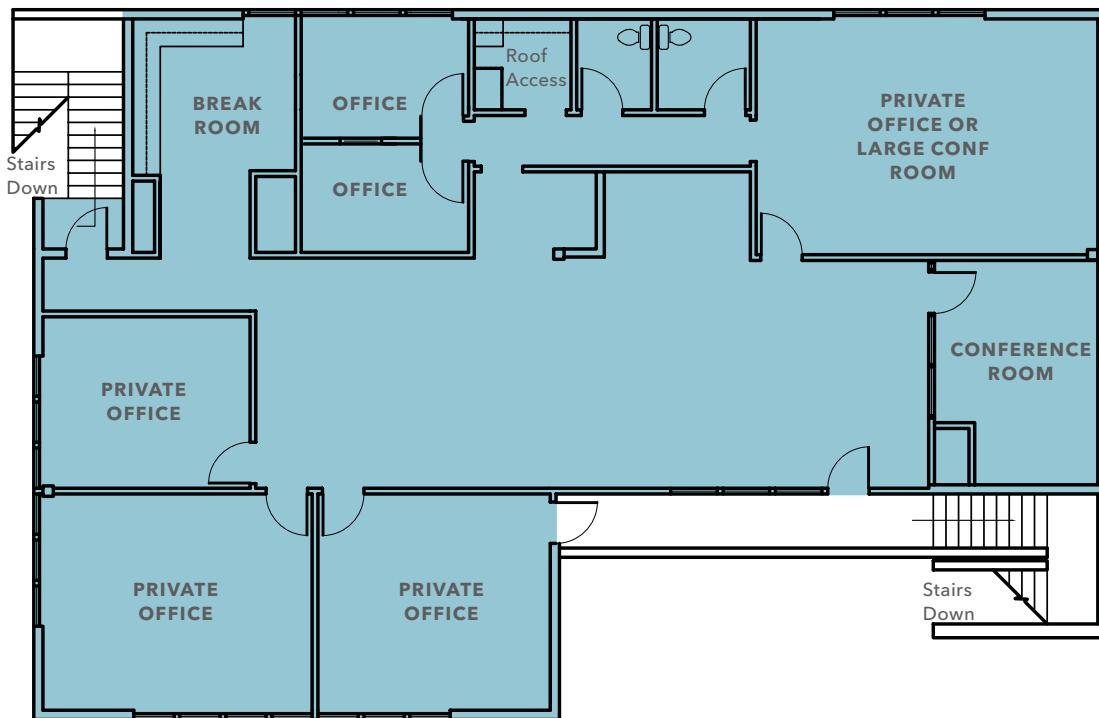
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## FLOOR PLAN -SECOND FLOOR

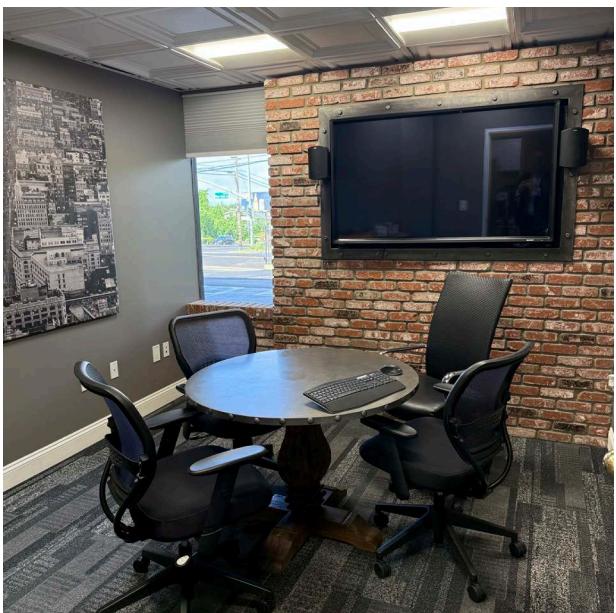
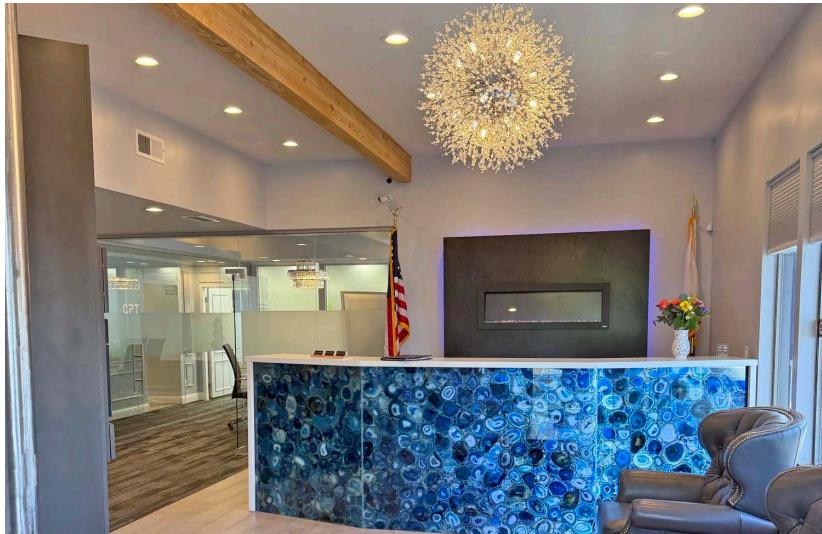


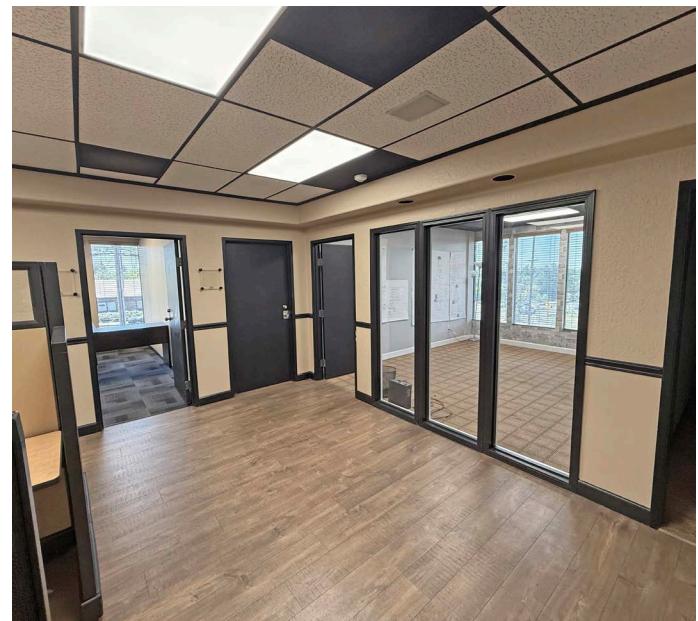
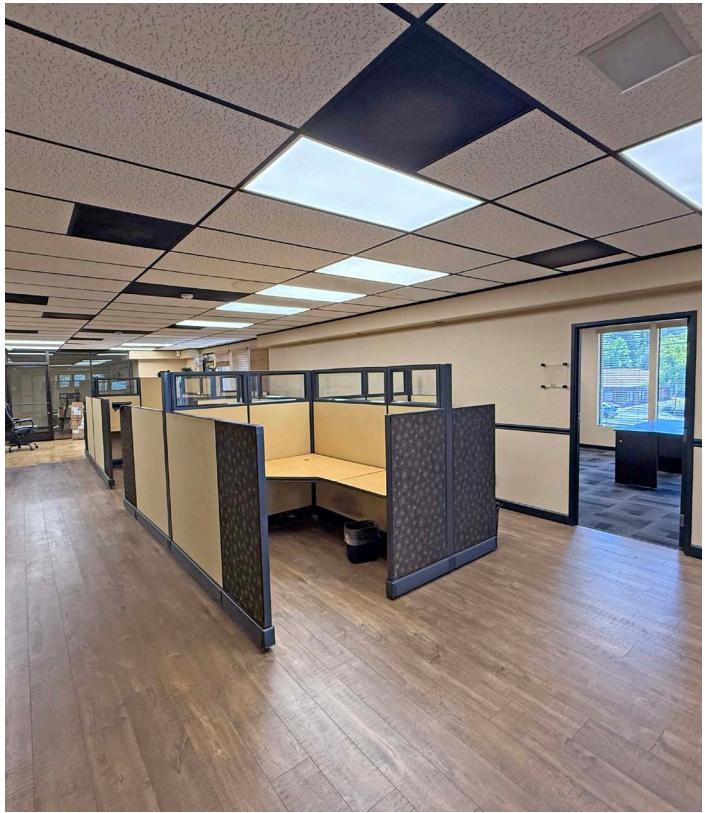
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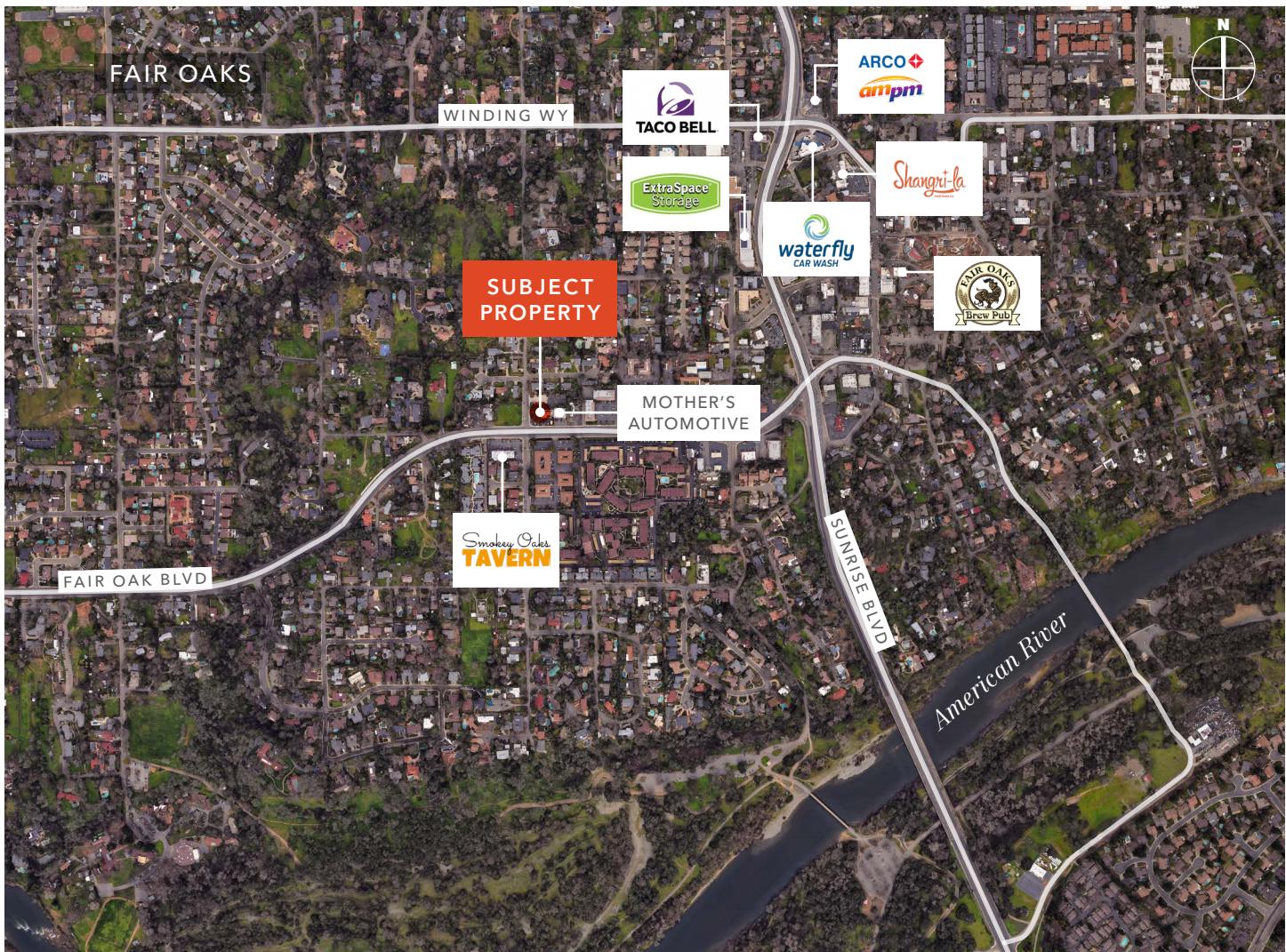
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