

2421 17TH

Owner-User Creative Office Building



FOR SALE + LEASE

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INDIE CAPITAL



THE PROPERTY

2421 17TH / SACRAMENTO / 95818



PROPERTY DETAILS

Address.....2421 17th Street,
Sacramento, CA
95818

APN.....009-0266-023-0000

County.....Sacramento

Building Size.....+/-9,008

Parcel Size.....± 12,153 square ft.

Office.....+/-4,000 square ft.
(available for lease)

Retail.....+/- 1,558 square ft.
(leased)

Apartments
(3 units).....+/- 1,250, +/-1,200 &
+/-1,000 square ft.
(leased)

Purchase Price... \$3,300,000

Office Lease
Rate..... \$3.00 modified
gross

Stories.....Two (2)

Parking.....12 on-site stalls

Year Built.....1935

Year Updated.....2020

Zoning.....C-2 SPD

Electric Service...SMUD

Gas Service.....Pacific Gas &
Electric

Water/Sewer/
Garbage.....City of Sacramento



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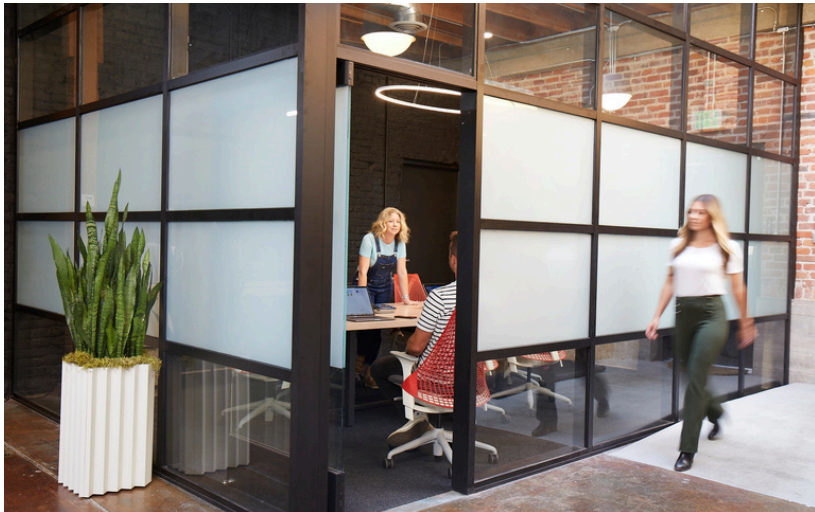
INDIE CAPITAL is pleased to present the opportunity to purchase or lease an owner/user creative office building located at 2421 17th Street in the heart of the urban core.

2421 17th Street is located at one of the most walkable and desirable locations between Midtown and Land Park in the center of the Broadway corridor with convenient freeway access, just minutes away from hundreds of the urban core's best restaurants, shopping and entertainment venues.

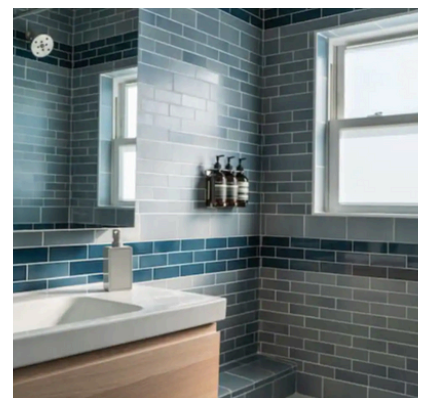
The Property features approximately +/-9,008 square feet of office, retail, and multifamily, with on-site parking. The Property was completely renovated in 2020 and offers modern finishes and design throughout. The Property is well-suited for a creative firm or other business that benefits from being near Sacramento's creative core and aims to establish a culture not only through the workforce but also through the workplace. 2421 17th Street presents an exceptional opportunity to own or lease a property in a location where not only is the daily quality of life the best in the urban core, but the Building has been designed to be used be used for recruitment, retention and branding.

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OFFICE



RETAIL & RESIDENTIAL



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