

FOR SALE

5006 Sunrise Blvd

5006 Sunrise Boulevard

Fair Oaks, CA 95628

\$2.7M
PRICE

7.28%
CAP RATE

\$196.6K
NOI



Don Ellwanger

Broker

9167986545 (Direct)

ellwangd@gmail.com

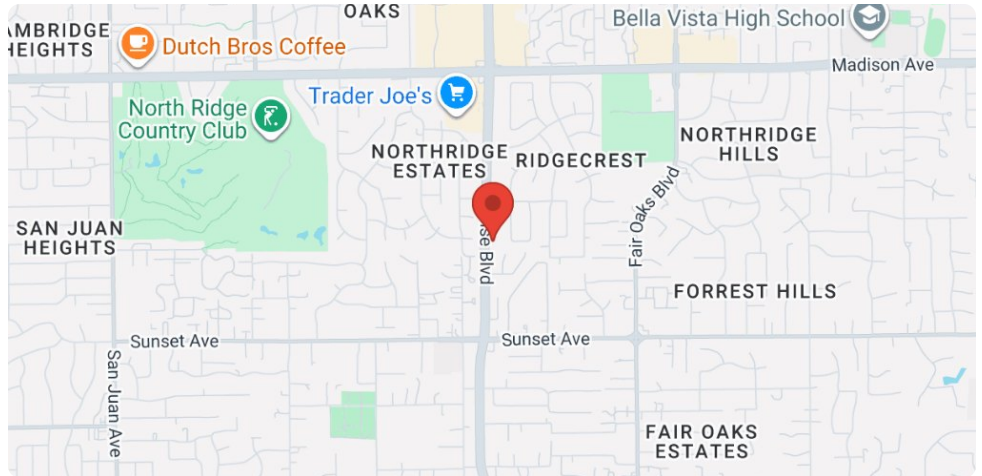
Don Ellwanger

PO Box 254776

SACRAMENTO, CA 95821

9167986545

Lic# 01008217



\$2,700,000

PRICE

7.28%

CAP RATE

\$196,633

NOI

\$191.04

PRICE/SF

PROPERTY HIGHLIGHTS

5006 Sunrise Blvd is an office building comprising 14,133 square feet across 2 floors at

5006 Sunrise Boulevard, Fair Oaks, California. The property's convenient access to

regional hospital systems and referral networks makes it well-positioned for healthcare

practitioners and office investors alike to acquire a premier professional space in a

thriving business district. The 2-story office building was constructed in 1986 and features modern mechanical systems, elevator service, and above-standard finishes throughout.

Situated on 0.830 acres, the campus-style setting offers professional landscaping,

monument signage, and a park-like environment attractive to corporate users.

14,133 square feet of premium, move-in-ready professional space in Fair Oaks, CA.

PROPERTY DATA

Building SqFt	14,133
Year Built	1986
Lot Size (SF)	36,155
Parcel ID	23302810350000
Zoning	BP (PDC)
County	Sacramento
Frontage	0
Coordinates	38.656875,-121.271947
Levels	2

Don Ellwanger

Broker

9167986545

ellwangd@gmail.com

Lic# 01008217

Liana Villareal

Administrative Assistant

9163421416

liana.seisa@gmail.com

Lic# 02067659

Don Ellwanger

9167986545

PO Box 254776

SACRAMENTO, CA 95821

Lic# 01008217

Photo Gallery

