

# FOR SALE or LEASE

1130 CONROY LN,  
BLDG 301  
ROSEVILLE, CA 95661



## Building 301

Ranga Pathak  
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### Property Highlights:

- 1,369 s.f. medical/office condominium
- Placer County APN 014-270-058-000
- Two-Tenant Building
- Available for owner-user to occupy early 2025
- Ideal for an investor or owner-user
- Business Professional zoning
- Abundant Parking
- Easy access to highway 80
- Outstanding Roseville location



The information contained herein including square footages 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.

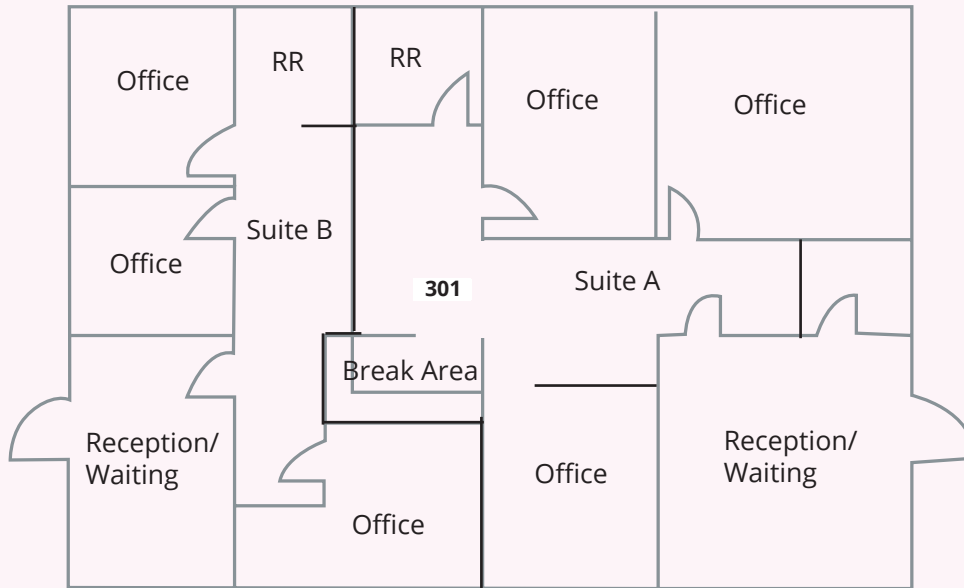
**RE/MAX**  
COMMERCIAL

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## Bldg 301

Size 1,369 SF

Sale Price \$500,000

Lease Rate \$2.15 psf m.g.

Sale Type Investment/Owner-User

Tenants Single/Two tenant bldg