

# 2416

SLOAT WAY  
SACRAMENTO, CA 95818

**PRICE REDUCED**

# FOR SALE



### Property Highlights:

- 5,444 sf church building on 0.40 acres
- Desirable Curtis Park Location, just south of midtown Sacramento
- Property features a chapel for about 100 people
- Paved, fenced parking Lot
- Full Kitchen, Cafeteria and Fellowship Hall
- Three classrooms, Pastor's office and Library
- Several improvements including new roof and Kitchen done in 2010-2011
- R-4 Zoning
- Easy access to Highways 80, 5, 50 and 99
- Central location in Sacramento

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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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COMMERCIAL

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## Offering Memorandum

RE/MAX Gold is proud to present a fee simple interest in the property located at 2416 Sloat Way, in Sacramento, CA, a 5,444 s.f. religious use building on approximately 0.40 acres of land. It is located in the Curtis Park area of Sacramento, a largely residential neighborhood known for its charming vintage homes including Victorian, Bungalow, and 1920s revival style subdivisions. The property is immediately south of midtown Sacramento and within minutes from downtown Sacramento, the state Capitol and highways 80, 5, 50 and 99, all the highways serving the Sacramento metropolitan area. Additionally, it has access to public transportation.

The subject property is currently occupied by the True Jesus Church and is a medium sized church property featuring a sanctuary for about 100 people, a Fellowship Hall, a dining hall, a full Kitchen, a Library, classrooms, pastor's office and men and women's restrooms. There are 24 parking spots within a gated and fenced area and additional street parking. The property was acquired by the current ownership about 15 years back at which time, they made significant improvements. The improvements included addition of a second floor Audio Visual Room, updating of the restrooms, renovated full Kitchen with hood, new windows, etc. Three of the central heat and air units are less than 10 years old and one is about 6 years old. The roof over the Sanctuary was replaced in 2011, at which time, a breezeway in the middle of the property was enclosed and roofed to create the existing Library thereby expanding the property. The parking lot was recently repaved and a new motorized gate was installed.

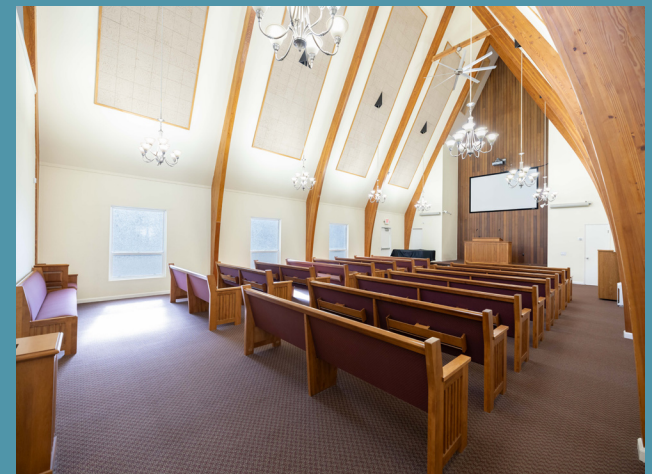
The DMV headquarters and the California Highway patrol facility are in the immediate vicinity of the property and the UC Davis Health campus is within a couple of miles. Numerous eateries, bars, parks, and other city amenities are within walking distance, making this an ideal location for a prospective purchaser.

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## Offering Summary

Building Address	2416 Sloat Way, Sacramento, CA 95818
Assessor's Parcel Number	010-0351-022-000
Jurisdiction	City of Sacramento
County	Sacramento
Current Use	Church
Building Size	5,444 sf
Sale Price	\$1,790,000 ( <b>\$180,000 price reduction!</b> )
Parcel size	0.40 acres
Year built	1958, Renovated 2010-2011
Number of stories	One with second floor A-V Room
Zoning	RD-4
Utilities	SMUD, PG&E



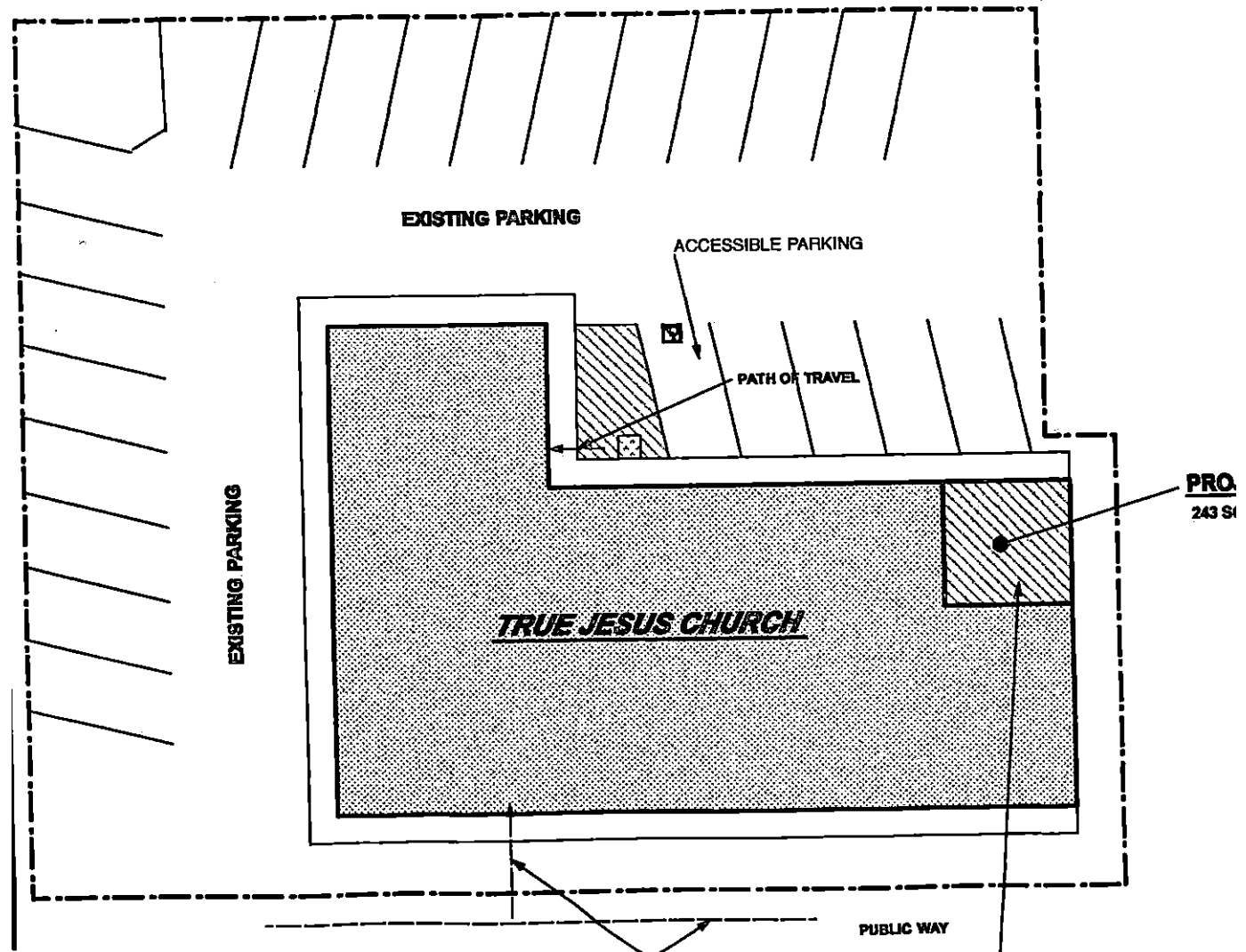
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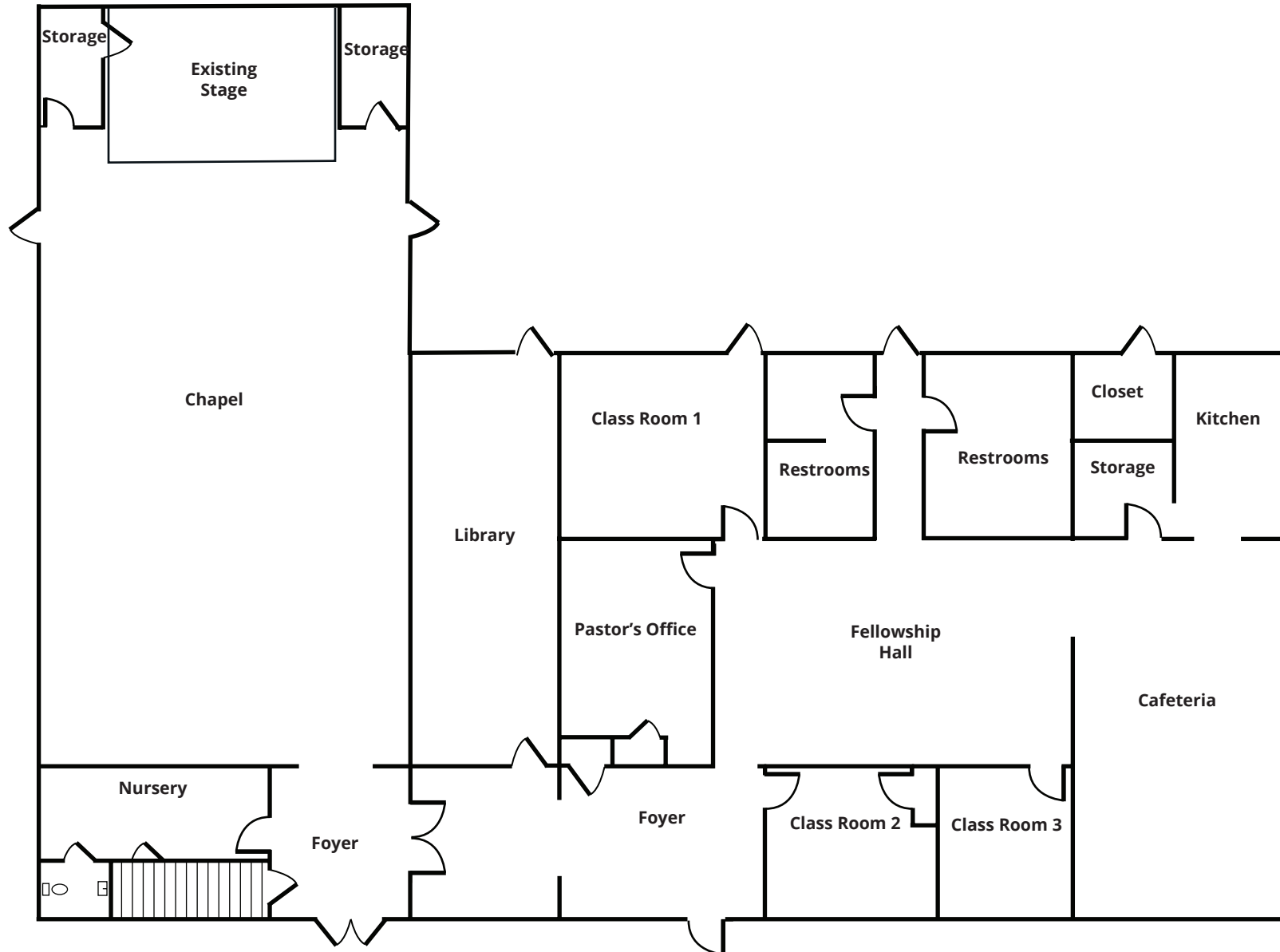
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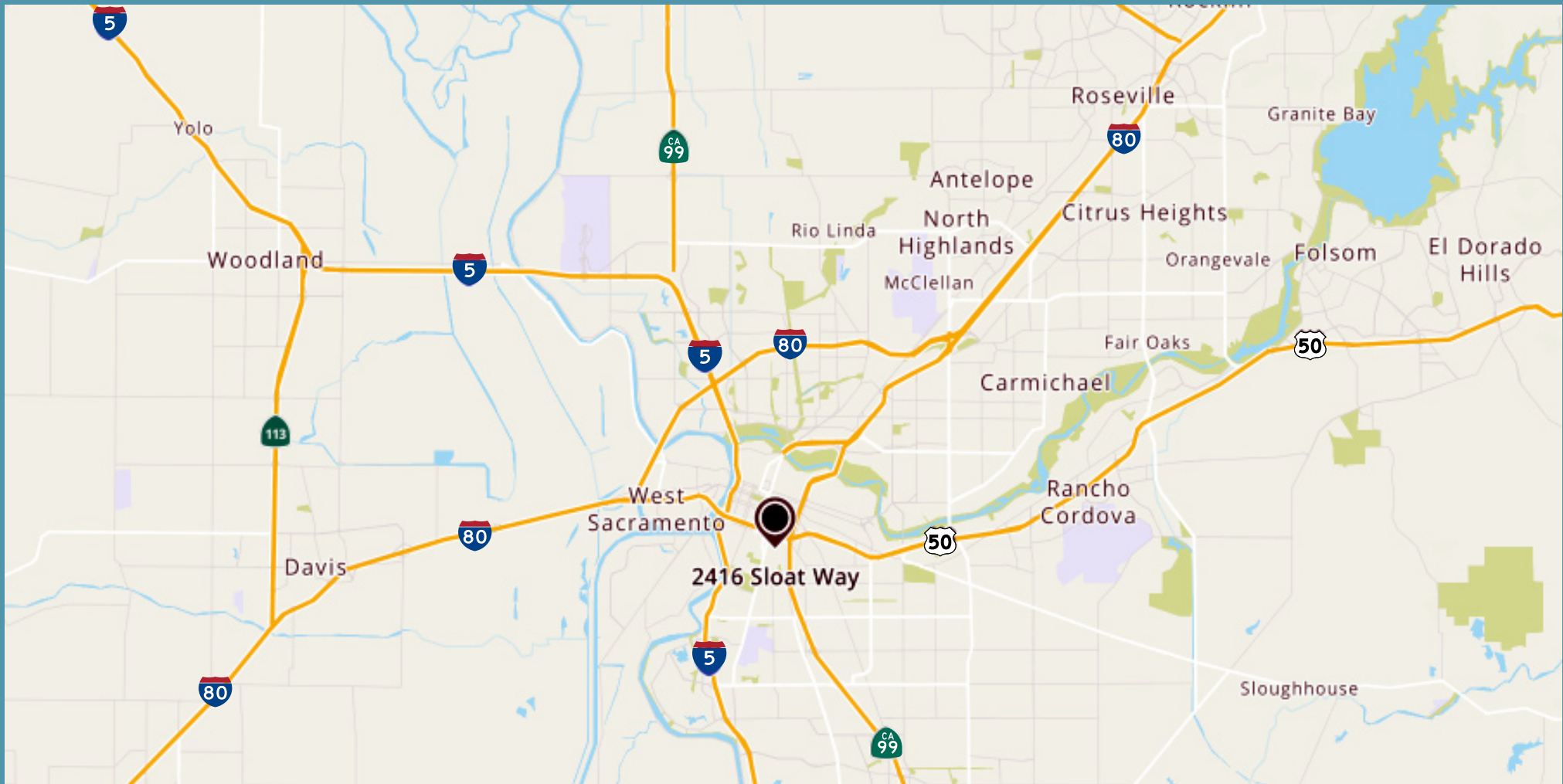
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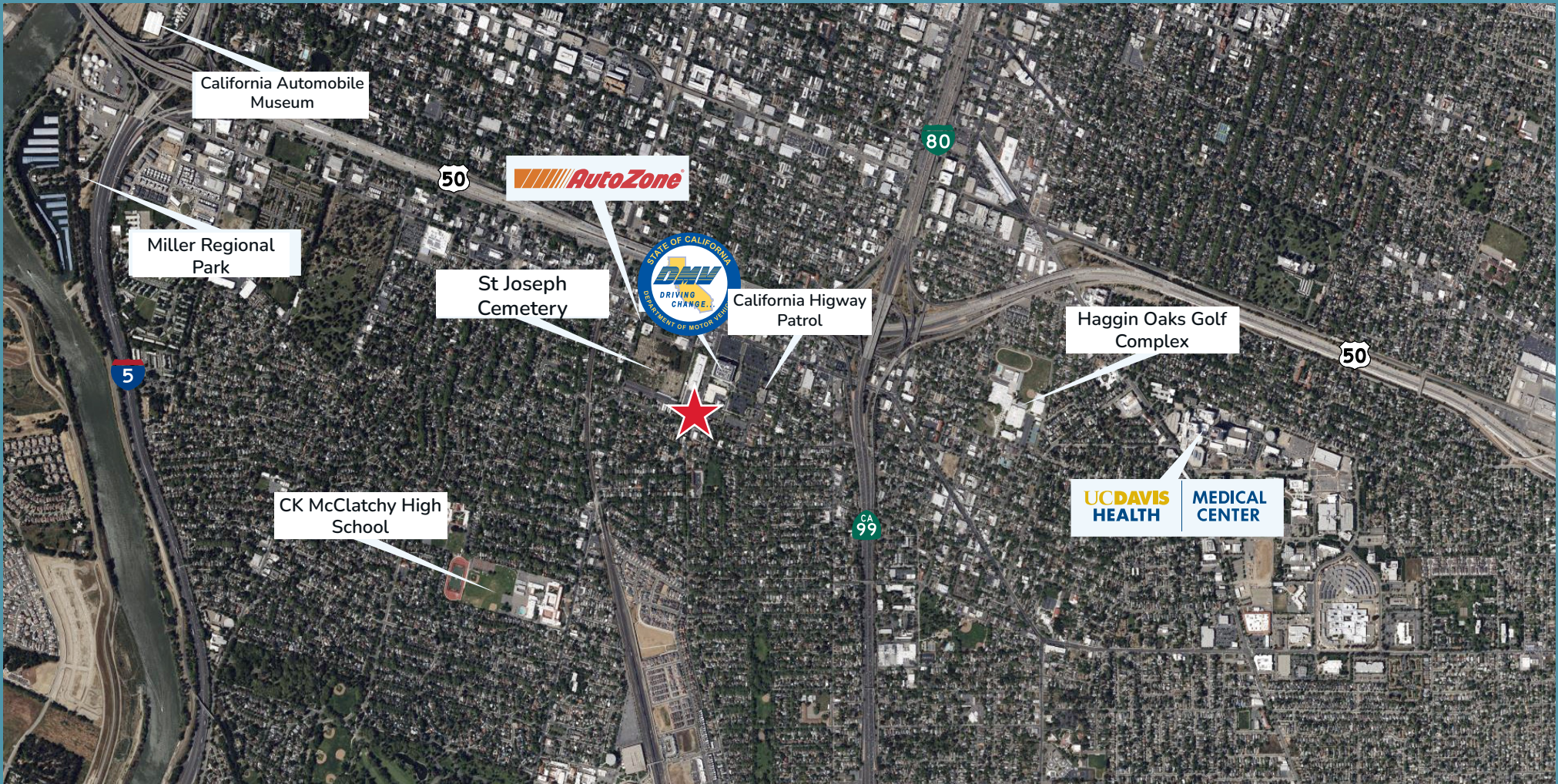
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## Key Facts: 5 Mile Radius



**411,151**  
Total Population



**\$92,968**  
Average Household Income



**31,561**  
# Businesses



**290,655**  
Daytime Employees



**70,059**  
Owner Occupied Households



**\$467,001**  
Median Home value

Data obtained from CoStar