



4645 WHITNEY AVE SACRAMENTO, CA

ASKING
PRICE

\$750,000

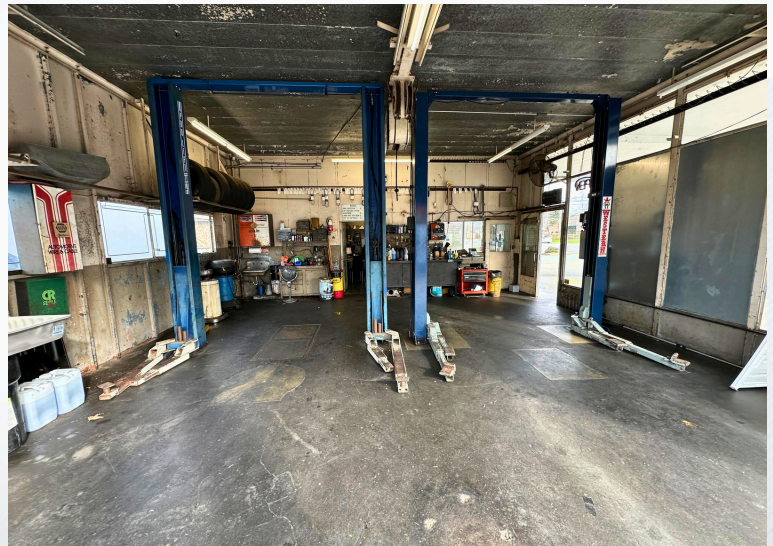
TYPE

AUTOMOTIVE /LIGHT INDUSTRIAL

SIZE +/- 2,846 SF

ACREAGE +/- .38

YEAR BUILT 1960



CONTACT US



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MITCHYADEN@KW.COM



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PROPERTY HIGHLIGHTS

Excellent opportunity for an owner user to purchase a two (2) building automotive repair property situated on a nearly half acre, hard-corner location in a centrally located area of Sacramento. The property is most suitable for automotive repair or smog-testing uses. Abundant parking and excellent visibility make this a rare and highly sought after offering. **Some of the features include:**

- Four (4) grade level roll-ups
- Three (3) hydraulic lifts (can be included in sale)
- Conditioned administrative office and waiting areas
- Alarm system wired to both buildings
- Exterior cameras
- Post and chain barrier
- Easy access to I-80
- Nestled between Watt Ave and Fair Oaks Blvd with high daily traffic counts
- To be sold vacant at close
- **SBA Financeable with 10% down**



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ADDITIONAL PHOTOS



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