



# 1216 SUNCAST LANE

FOR SALE

*Price Reduction / Offered at \$975,000*

EL DORADO HILLS, CA

*±3,360 SF*

ON ±0.10 ACRES



## PROPERTY HIGHLIGHTS



OFFERED AT \$975,000



APN# 117-230-005-000



CURRENTLY SPLIT UP INTO  
FOUR UNITS



YEAR BUILT 2000



LOCATED IN EL DORADO HILLS  
BUSINESS PARK



ZONED R&D (RESEARCH &  
DEVELOPMENT)



ORIGINAL OWNER  
WELL MAINTAINED BUILDING



ONE OF FOUR HVAC UNITS  
REPLACED ±2 YEARS AGO



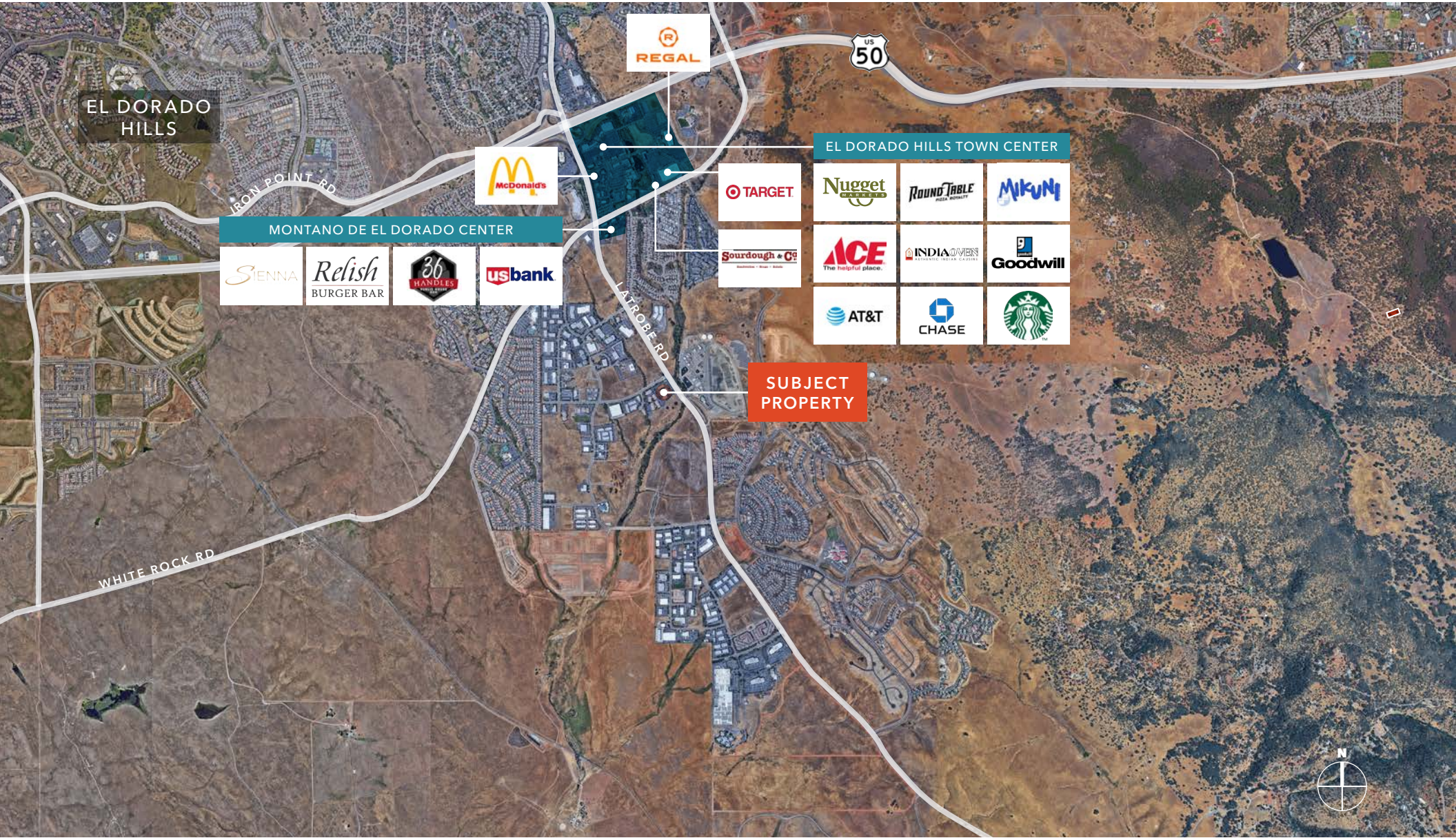
PARTIALLY OCCUPIED OFFICE  
CONDO BUILDING. IDEAL  
OWNER USER PURCHASE OR  
INVESTMENT OPPORTUNITY

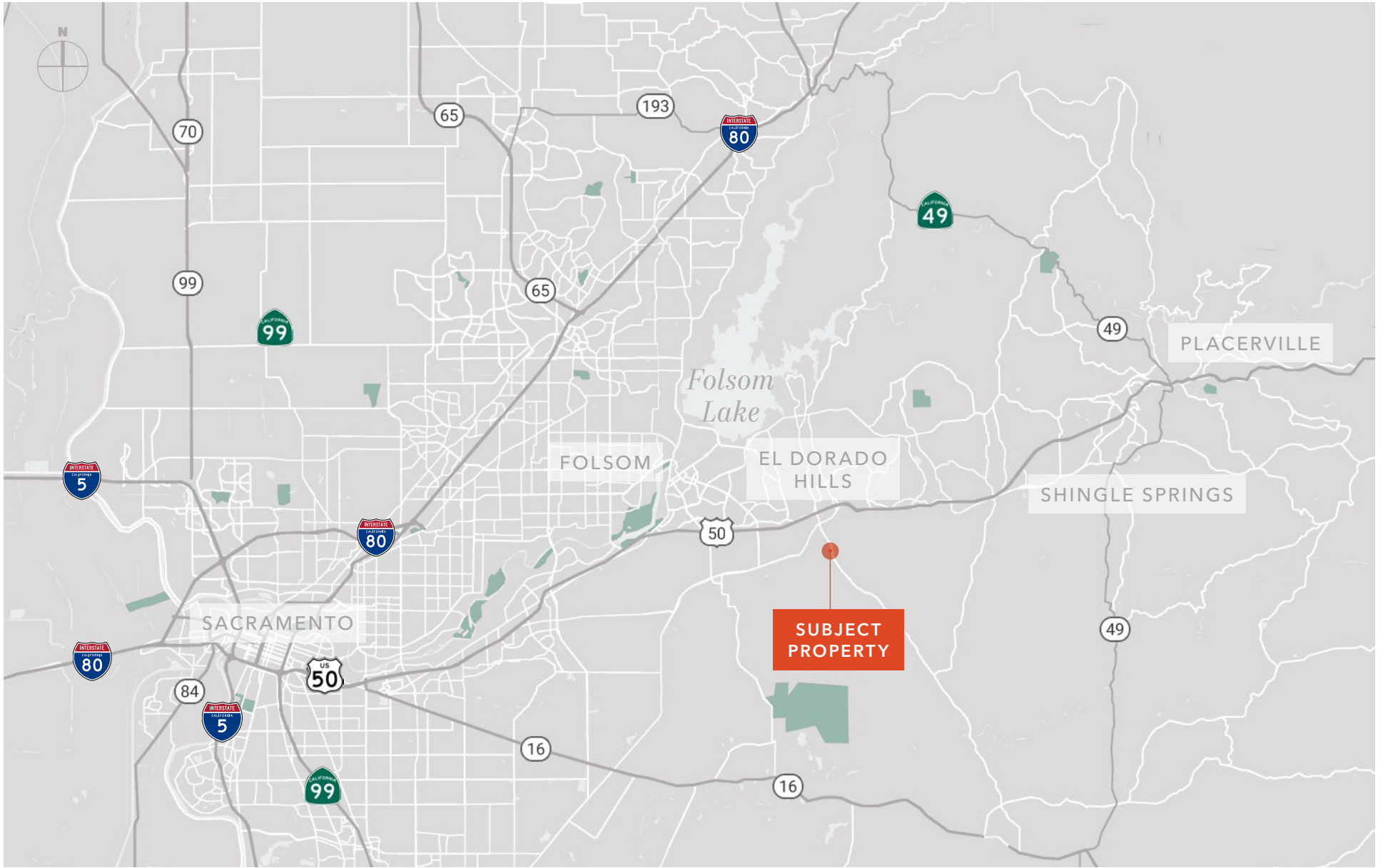


IDEAL OPPORTUNITY FOR THE  
OWNER USER PURCHASER TO RETAIN  
TWO EXISTING TENANTS IN UNITS  
1 & 2 TO ASSIST IN SUBSIDIZING THE  
DEBT SERVICE





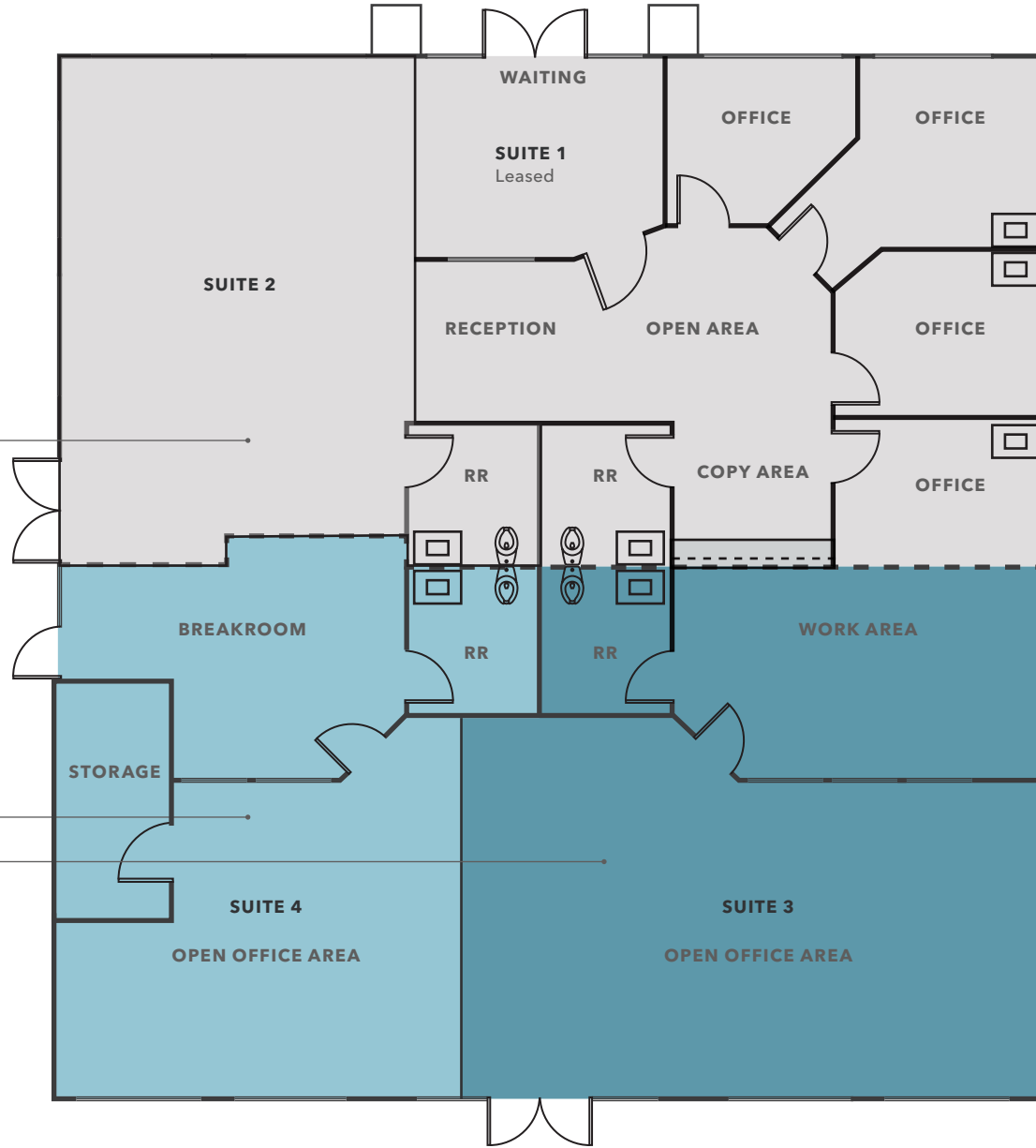




# FLOOR PLAN

Floor	Size
Suite 1 - LEASED	±1,010 SF
Suite 2 - MONTH-TO-MONTH	±646 SF
Suite 3 - VACANT	±920 SF
Suite 4 - VACANT	±784 SF
Suites 2, 3 & 4 COMBINED	±2,350 SF

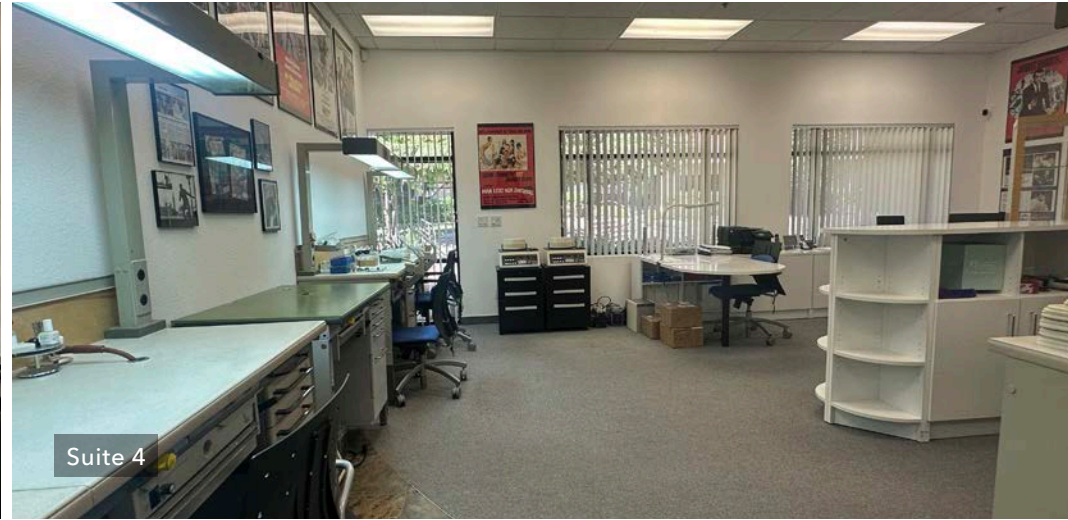
Can be combined at ±2,350 SF for immediate occupancy at Close of Escrow.



# PROPERTY PHOTOS



Suite 4



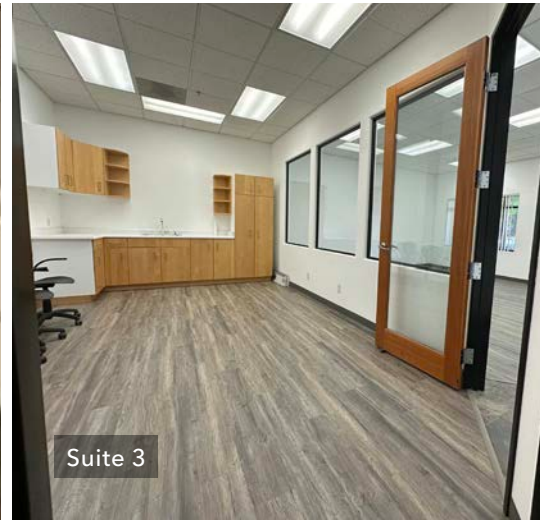
Suite 4



Suite 3



Suite 3



Suite 3



Suite 3

# RENT ROLL

Suite	SF	Monthly Rent
Suite 1*	±1,010 SF	\$2,323
Suite 2*	±646 SF	\$1,336
Suite 3	±920 SF	Vacant
Suite 4	±784 SF	Vacant

\*Modified Gross Lease

Tenant pays power, gas, internet, phone & janitorial.

Landlord pays taxes, insurance, association dues,, water, fire sprinkler service.

## EXPENSES 2026 (PROJECTED)

	Monthly	Annual
Property Taxes	\$877	\$10,530
Insurance	\$208	\$2,500
Association Dues	\$979	\$11,748
Water (EID)	\$190	\$2,280
HVAC Maintenance	\$150	\$1,800
Fire Sprinkler Service	\$50	\$600
<b>Total</b>	<b>\$2,454</b>	<b>\$29,448</b>



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# EXTERIOR PHOTOS





## 1216 SUNCAST LANE

*For more information on  
this property, please contact*

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