

# 4309 Marconi Ave

SACRAMENTO, CA 95821



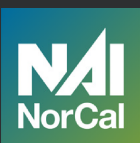
## Property Description

The Rudas Gebregiorges Team is pleased to be retained as the exclusive advisor for the sale of 4309 Marconi Avenue. Constructed in 1952, the subject property consists of two one-story buildings and a carport with eight parking spots, totaling 5,350 sq. ft. and situated on a .52 AC parcel. One of buildings includes two bathrooms, a kitchenette, and two spaces suitable for office, reception, or other uses. The property has undergone Phase 1 environmental inspection, and the SC zoning permits a variety of uses, making it a great owner-user opportunity.

## Offering Summary

<b>Sale Price:</b>	\$510,000
<b>Building Size:</b>	5,350 SF
<b>Lot Size:</b>	0.52 Acres
<b>Construction:</b>	1952
<b>Zoning:</b>	SC
<b>APN:</b>	271-0111-059-0000
<b>Access:</b>	Proximity to Bus 80 & I-80

<b>Demographics</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	653	1,683	7,772
<b>Total Population</b>	1,603	4,171	19,371



**The Rudas Gebregiorges Team**  
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### Additional Photos



### Location Information



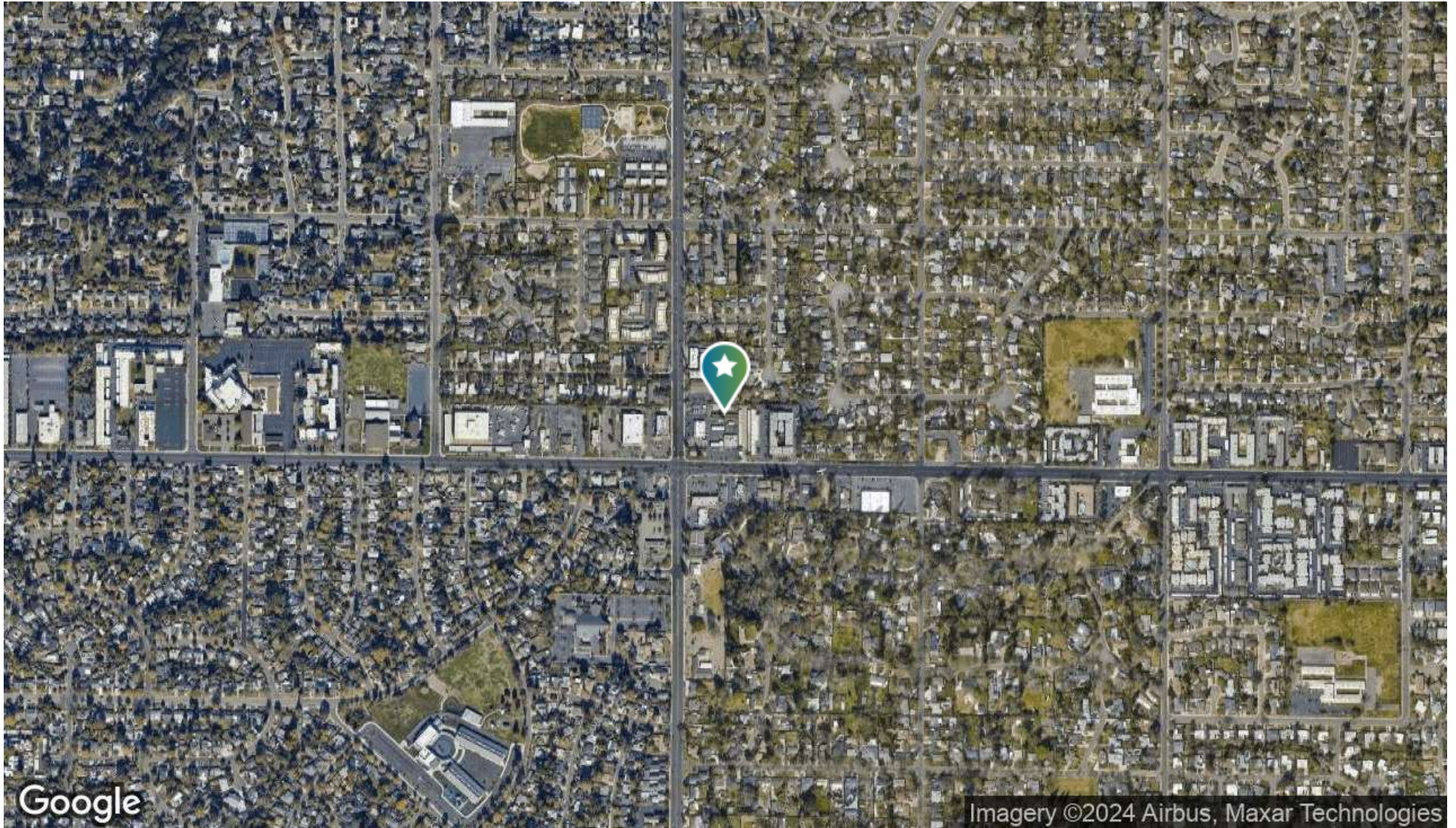
### For More Information

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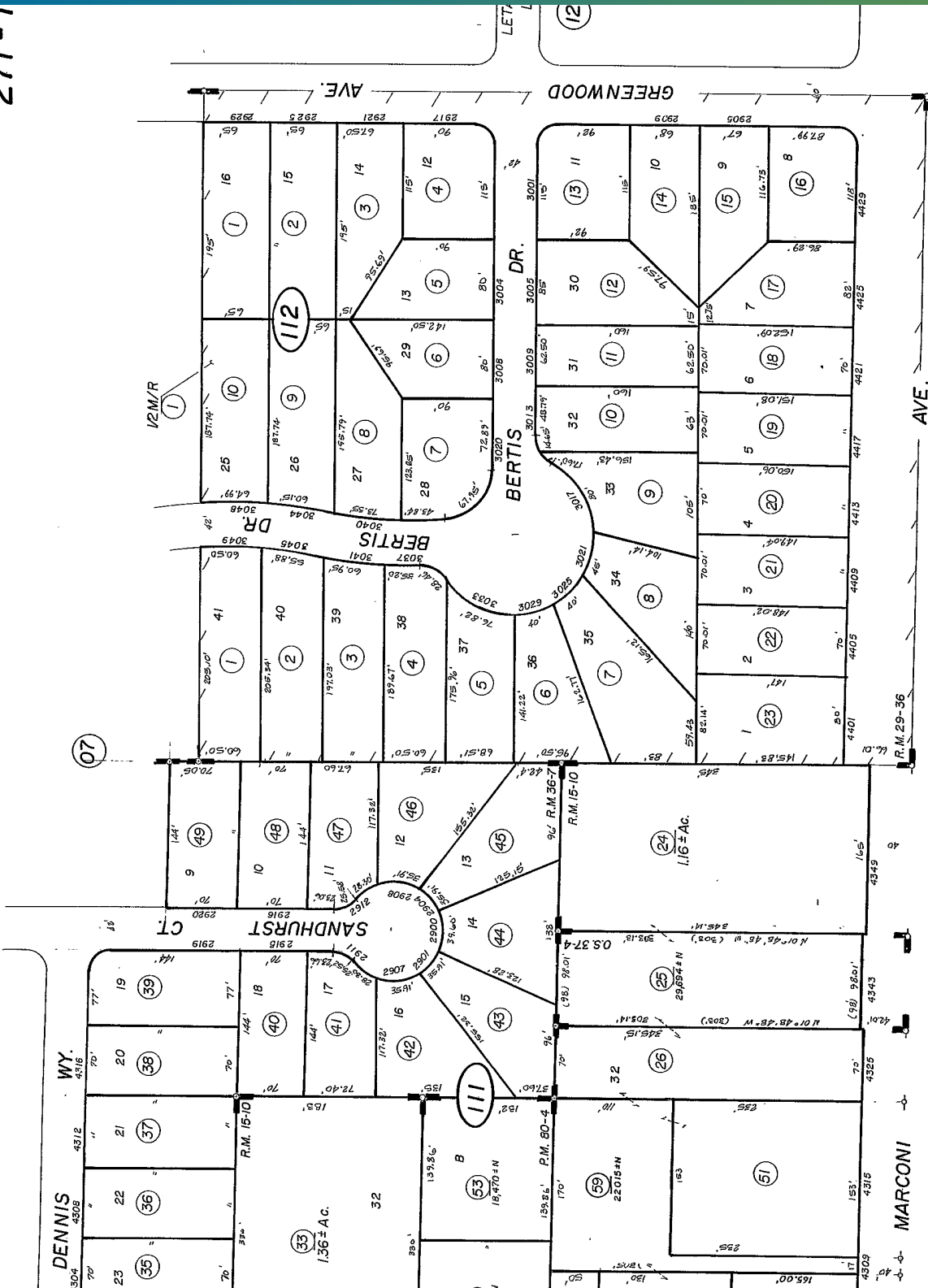
# Aerial Map Marconi

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APR 15 2007  
271-1

POR. SEC. 44, RANCHO DEL PASO



Assessor's Map Bk. 271, Pg. 1  
County of Sacramento, Cali

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O.S. Bk. 37, Pg. 4  
Sierra View Sub, R.M. Bk. 36, Pg. 7  
Parkland Estates, R.M. Bk. 29, Pg. 36  
Greenwood, R.M. Bk. 15, Pg. 10

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