

# SINGLE STORY OFFICE BUILDING FOR SALE

8780 AUBURN FOLSOM ROAD, GRANITE BAY, CA



Jon Yip  
CalBRE Lic. No. 01429497  
PLACER COMMERCIAL GROUP  
(916) 389-1102 office  
(916) 225-3389 mobile

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# PROPERTY OVERVIEW

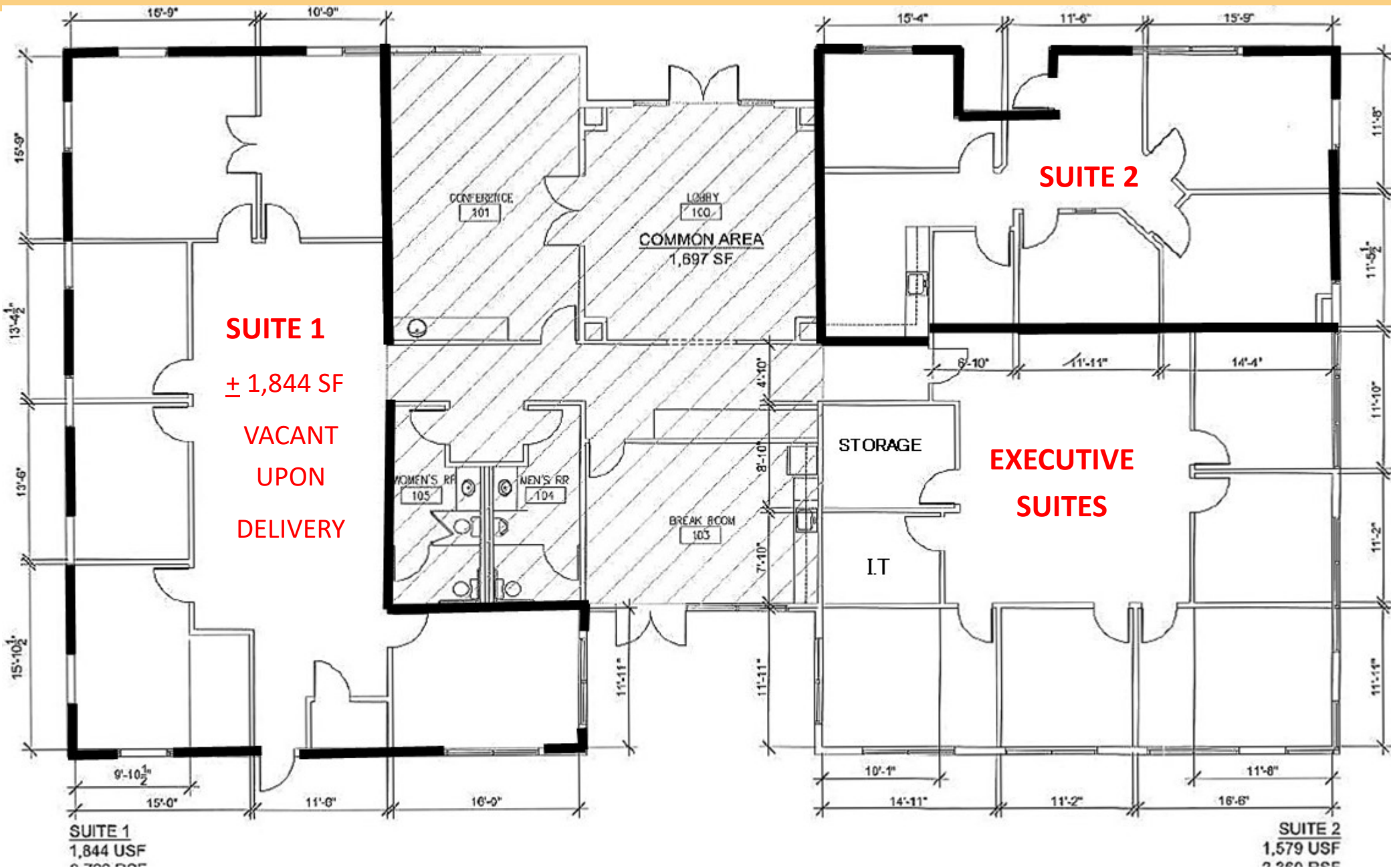
Realty ONE Group Commercial is pleased to present for sale a rare opportunity to acquire an owner user/ investment property in the heart of Granite Bay, CA. Located at 8780 Auburn Folsom Road between Eureka Road and Douglas Blvd. .The property is situated only minutes form the cities of Roseville to West and Folsom to the South.

## Project Information

- Sale Price – \$2,495,000 (\$397.74/SF)
- Freestanding, Multi-Tenant Office Building totaling
- Placer County APN— 048-400-020-000
- Zoning— OP-Dc
- Building Size— ± 6,273 SF
- Parcel Size – +0.63 acres
- 28 parking spaces—4.46 spaces/1,000 sf
- Year Built—1996
- Large breakroom with adjacent patio
- Large conference room
- All furniture and equipment included in sale
- Electric— 400 AMPS 208Y / 120V—PG&E
- Internet—MetroEover Fiber EAC 1 Gb—Fidium
- Tenant Information and Rent Roll upon request.



# FLOOR PLAN



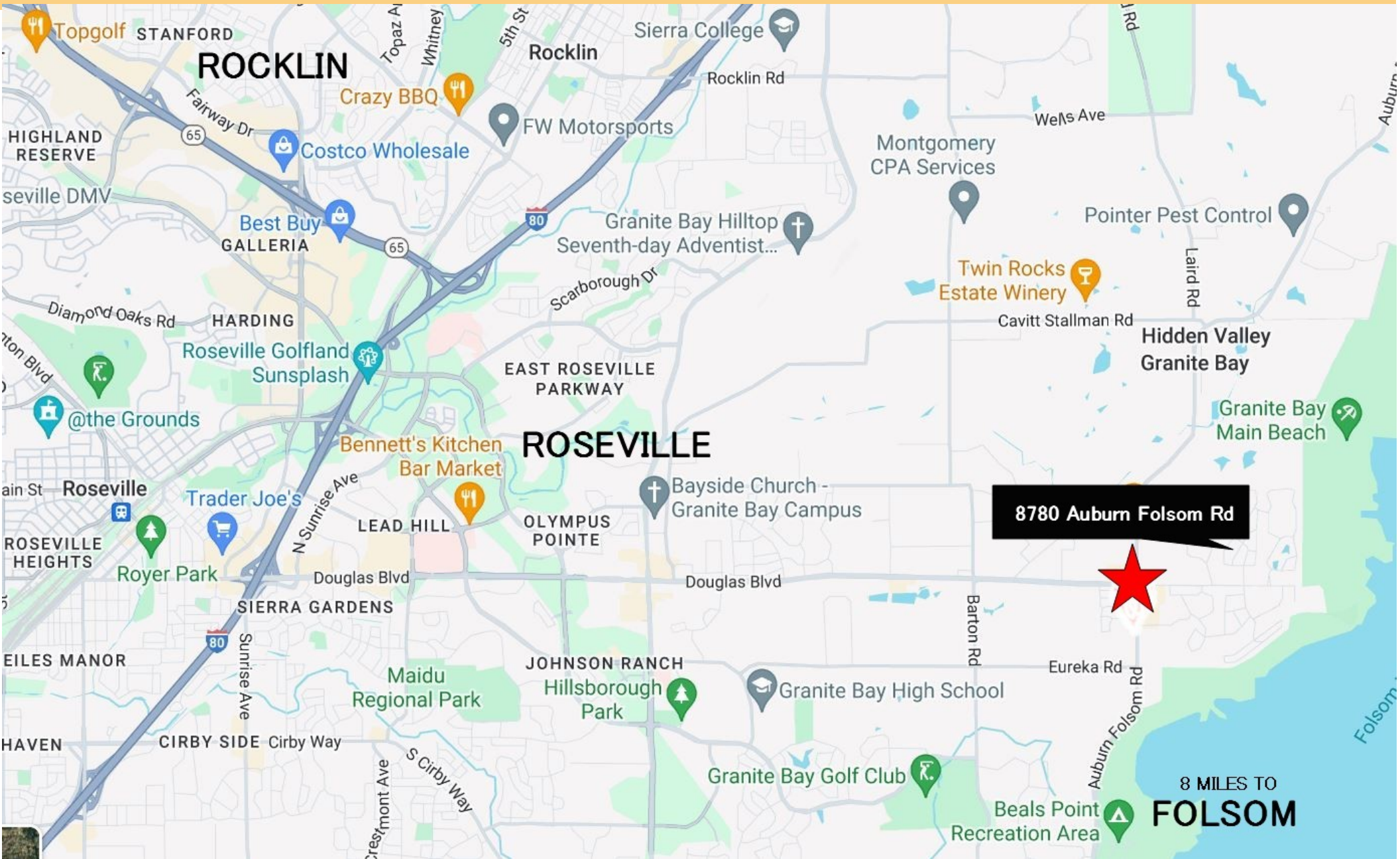
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# INTERIOR PHOTOS



8780 AUBURN FOLSOM ROAD, GRANITE BAY, CA

# LOCATION MAP



8780 AUBURN FOLSOM ROAD, GRANITE BAY, CA

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For additional information contact: Jon Yip | 916.225.3389 | [jon@placercommercialgroup.com](mailto:jon@placercommercialgroup.com) | CA DRE # 01429497

This information has been obtained from sources believed to be reliable. However, this information has not been verified and no guarantee, warranty, expressed or implied, is made regarding this information. Interested parties should conduct their own investigation of the property to verify all information.

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