

226

Q Street
Sacramento

**DEVELOPMENT OPPORTUNITY- ±0.44 AC
OR AUTO SHOP
AVAILABLE FOR LEASE OR SALE**



NEWMARK

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PROPERTY HIGHLIGHTS

- ±3,256 Square Foot Shop
- ±0.44 Acre Lot with Ample Parking
- Six (6) Grade Level Doors
- 200 Amps Power (TBD)
- Office Space, Customer Waiting Area, Two (2) Restrooms
- Prime Downtown Location
- Excellent Access to All Major Freeways
- Grandfathered for Auto Service/Repair (legal non-conforming use) - confirm with City of Sacramento
- 500 Gallon Waste Oil Tank
- Six (6) Lifts (for sale separately)
- Redevelopment Potential
 - ±0.44 Acre Parcel (±19,166 SF)
 - Zoned OB - Low Rise Mixed-Use Commercial
 - See Following Pages for Additional Detail

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REDEVELOPMENT OPPORTUNITY ZONING INFORMATION



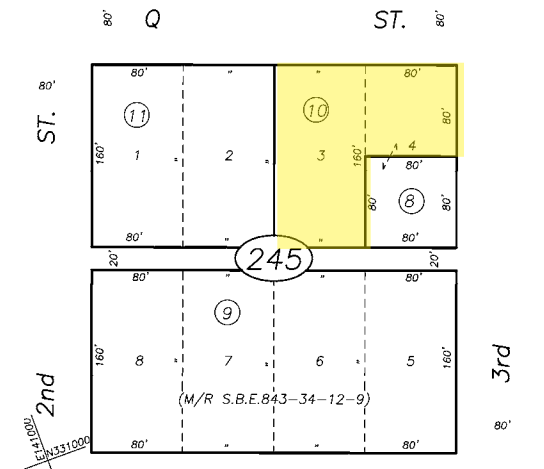
OB ZONE - PERMITTED USES (Click [HERE](#) for Zoning Code)

<p>RESIDENTIAL USES Dormitory Dwelling, multi-unit Residential care facility</p> <p>COMMERCIAL AND INSTITUTIONAL USES Amusement center, indoor Assembly-cultural, religious, social Athletic club; fitness studio Bed and breakfast inn Childcare center College extension Commercial service Community market</p>	<p>Hotel; motel Laundromat, self-service Library; archive Mortuary; crematory Museum Non-profit organization, food preparation for off-site consumption Non-profit organization, food storage and distribution Nonresidential care facility Office Restaurant Retail store School-dance, music, art, martial arts School, vocational</p>	<p>Theater Tobacco retailing Wholesale store</p> <p>INDUSTRIAL AND AGRICULTURAL USES Aquaculture Community garden, private (not exceeding 3.0 acres) Laboratory, research Manufacturing, service, and repair Market garden (not exceeding 3.0 acres) Solar energy system, commercial (city property)</p>
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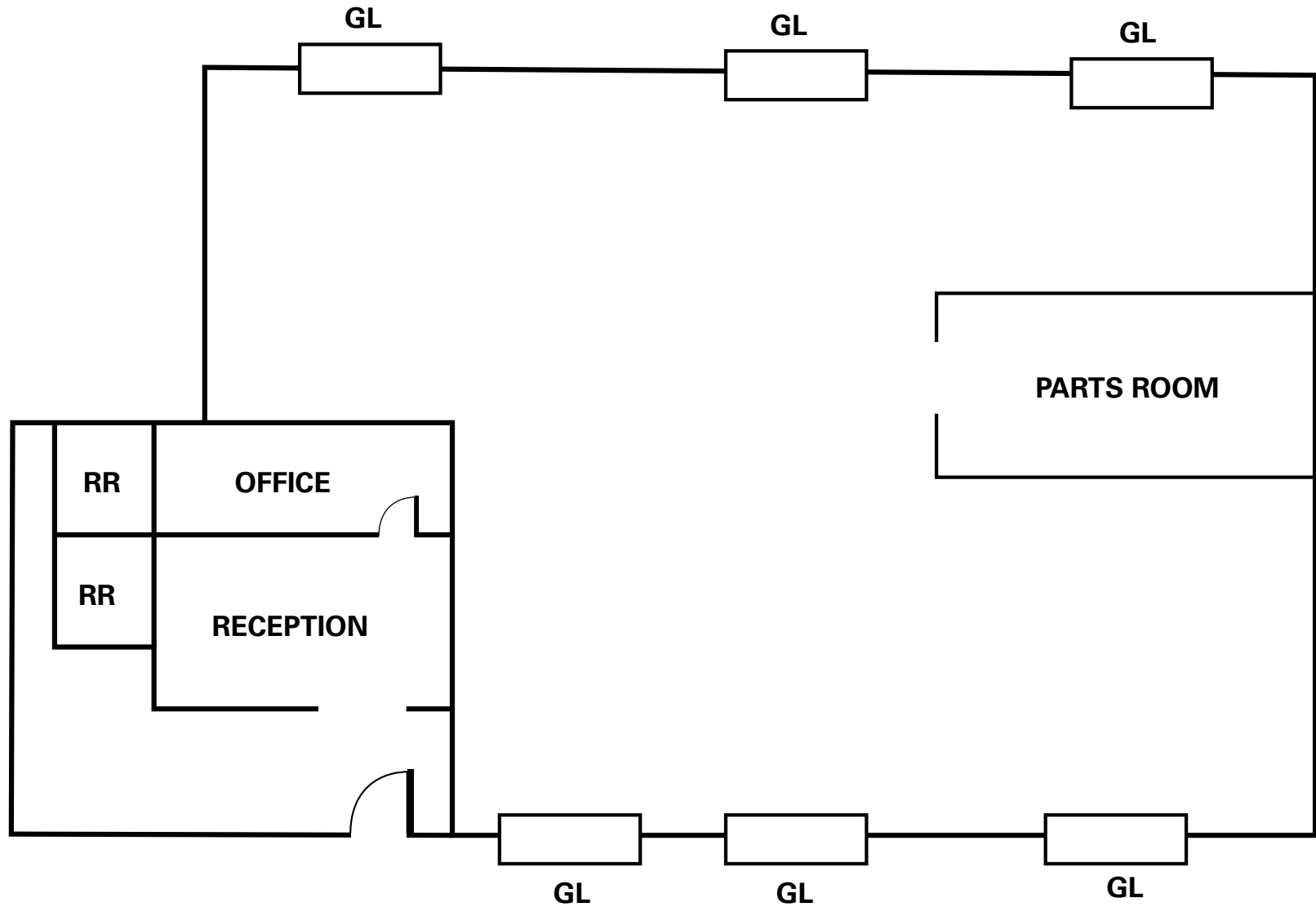
OB ZONE HEIGHT, DENSITY AND FLOOR AREA RATIOS

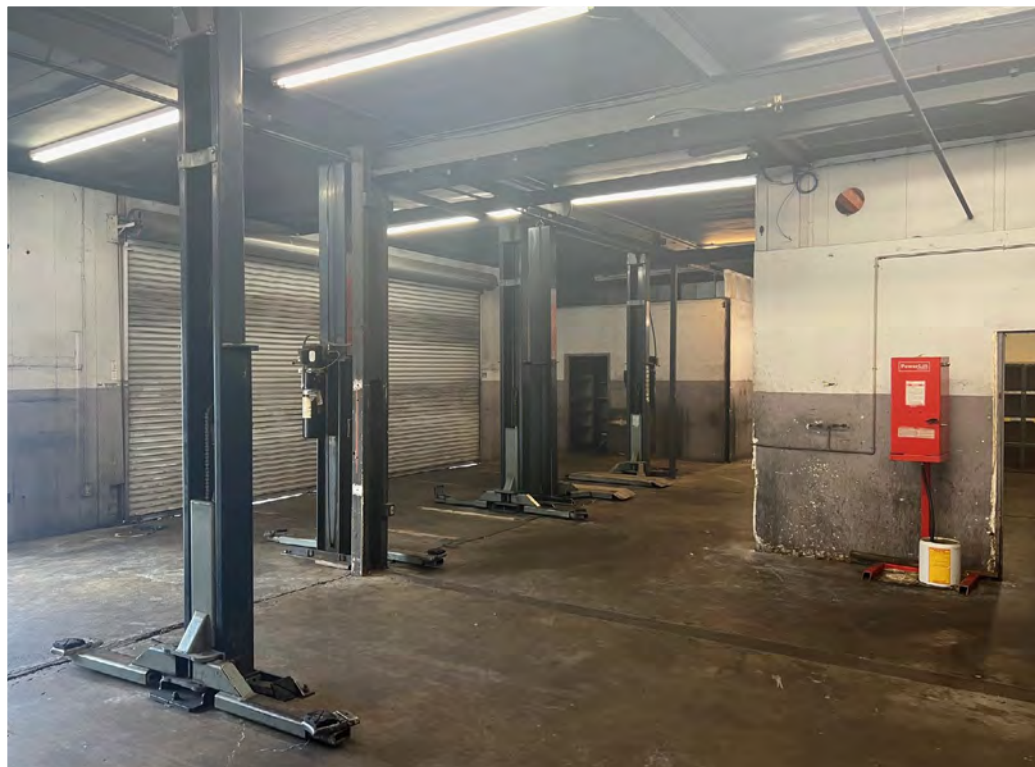
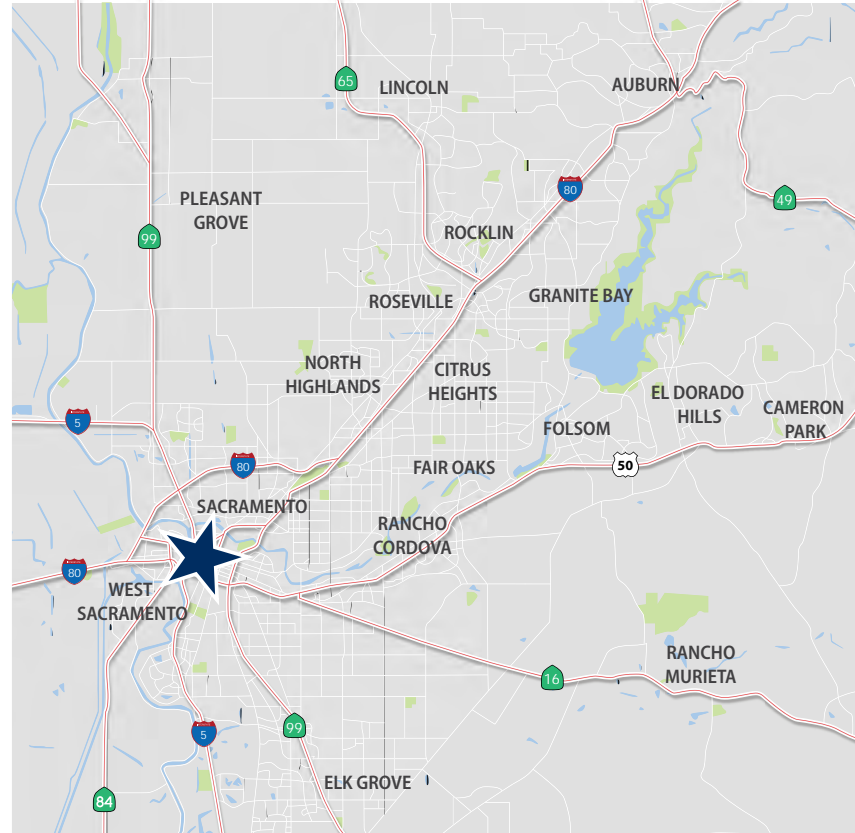
- 35' Maximum Height
- Max Density Per Acre is 36 Dwelling Units
- See [General Plan](#) for Floor Area Ratios
- No Minimum or Maximum Front Yard Setback or Street Side Yard Setback
- Rear Yard Setback is 13.5 Feet

PARCEL MAP

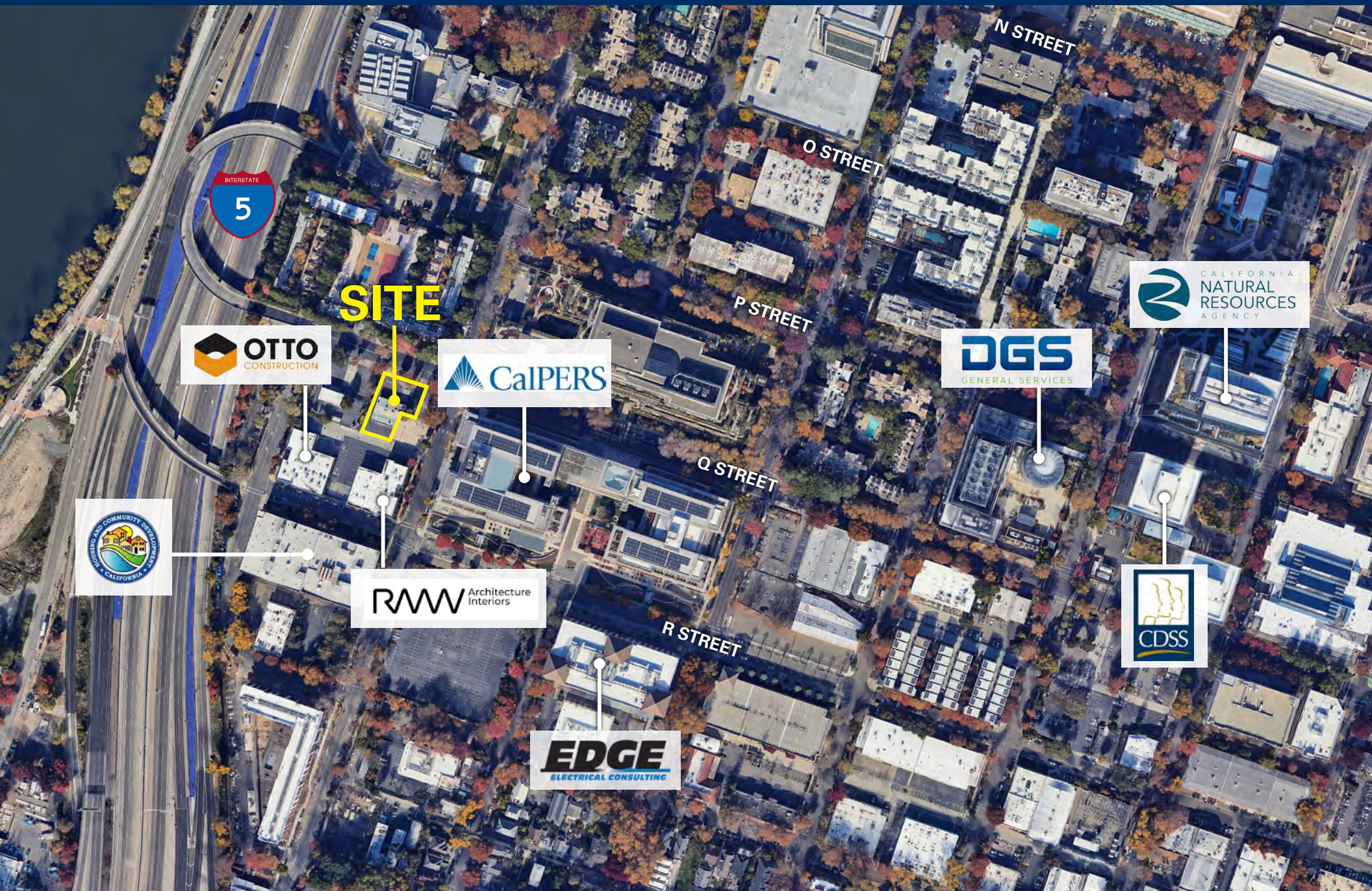


SITE PLAN





AREA EMPLOYERS



SITE



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