

5046 SUNRISE BOULEVARD

**FOR SALE OR
LEASE TO OWN**

**5046 Sunrise Blvd.
Fair Oaks, CA 95628**



**JoAnn Shapiro
(916) 765-6248**

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3620 Fair Oaks Blvd.
Suite 300
Sacramento, CA 95864

(916) 765-6248 Cell

(916) 609-2836 Office

(916) 609-2830 Fax

Information contained herein has been provided by the Owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information, so prospective tenants and buyers should carefully and independently verify the information contained herein.

Two Story Office Building Available

4,307 sq ft

3,400 sq ft First Floor

907 sq ft Second Floor

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PROPERTY HIGHLIGHTS

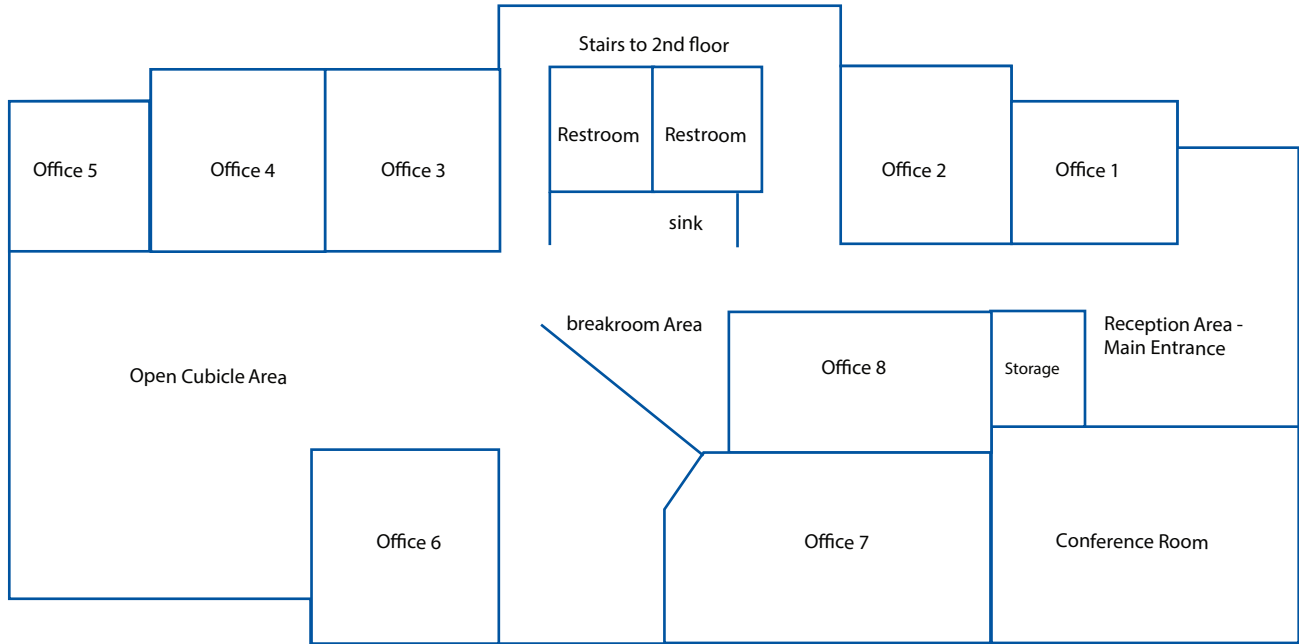
- 6 Condominium Units Combined
- Can be easily divided into 6 Separate Units with separate office entry
- 12 oversized private offices/Large conference room
- Upgraded interiors, skylights, vaulted ceilings, windows overlooking landscaped area
- Assessor's Parcel Number (APN):
233-0281-032-0016 233-0281-032-0017
233-0281-032-0018 233-0281-032-0019
233-0281-032-0020 233-0281-032-0021
- Association Fees cover common area insurance, parking lot utilities, repair and maintenance, landscaping and pest control
- Zoned BP (Planned Development)

Call for Pricing and Lease to Own information

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FIRST FLOOR: Floor Plan Approximately 3,400 sq ft



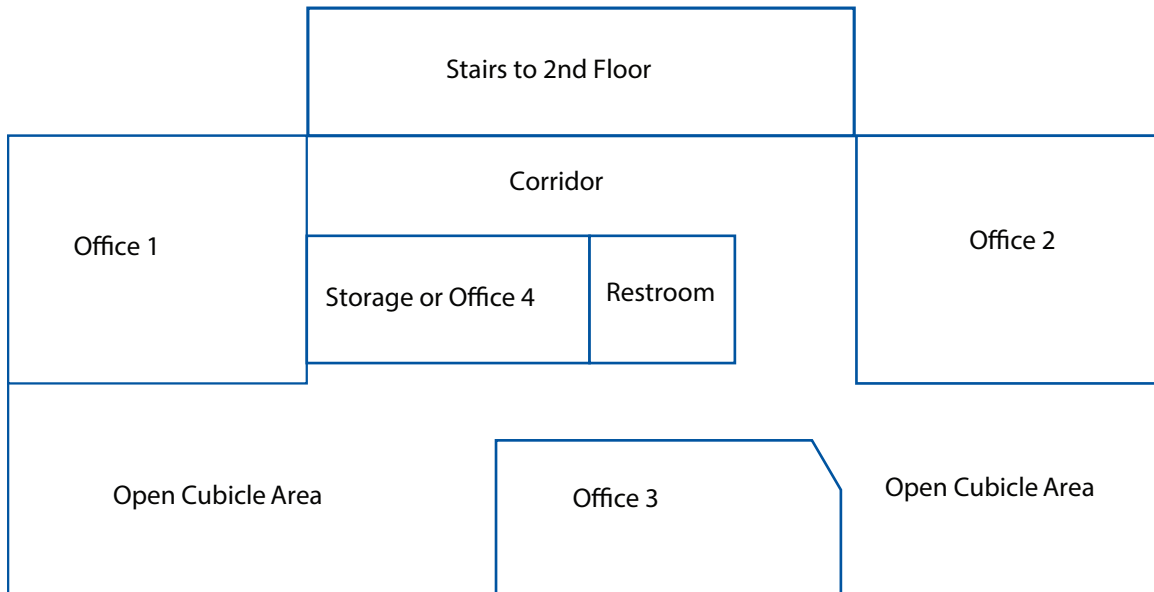
This floor plan is not to scale and is only a conceptual plan.



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SECOND FLOOR: Floor Plan Approximately 907 sq ft



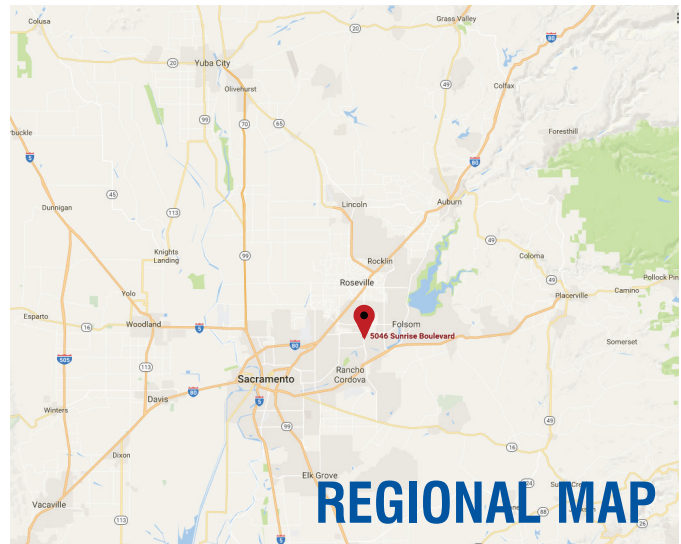
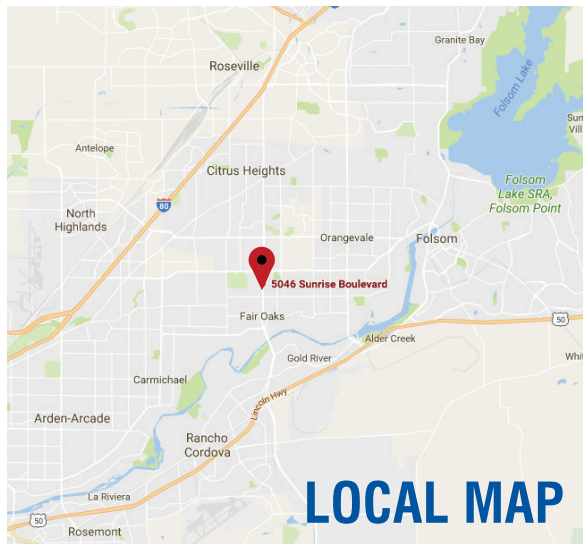
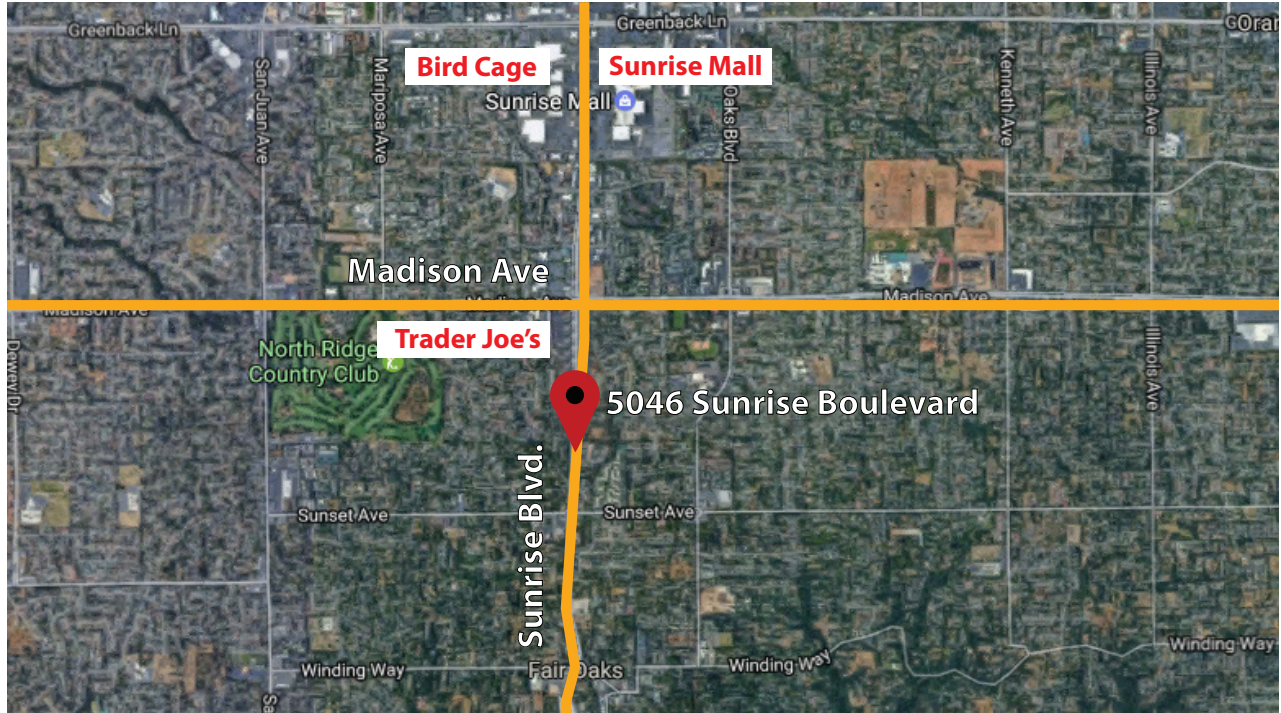
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AERIAL VIEW



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