

## GENERAL DESCRIPTION:

A rare mixed-use building in the North Oak Park neighborhood. Attractive blond brick façade makes this building stand out. First floor is approximately 1,836 sf, and is currently configured as a commercial space with a full kitchen and bathroom with shower. The second floor is a charming 2 bedroom 1 bath apartment with a dining room, breakfast nook, and a newly remodeled kitchen. The property is ideal for a live/work situation, or converting into a residential duplex.

## PROPERTY FEATURES:

- **+/- 3,730 sf**
- **4,632 sf parcel (.106 ac)**
- Numerous amenities within walking distance
- Tall ceilings
- Abundant street parking
- **FOR SALE: \$750,000**

## LOCATION:

- Located in the Heart of the North Oak Park submarket
- Convenient access to all freeways



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916-443-1556 FAX  
CA DRE LIC #C01929348

2747 Riverside Blvd.  
Sacramento, CA 95818

EXCLUSIVE AGENT: DAVID MACKO

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price or rental, or other conditions, prior lease, sale, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own independent investigation of all aspects of the property and transaction.

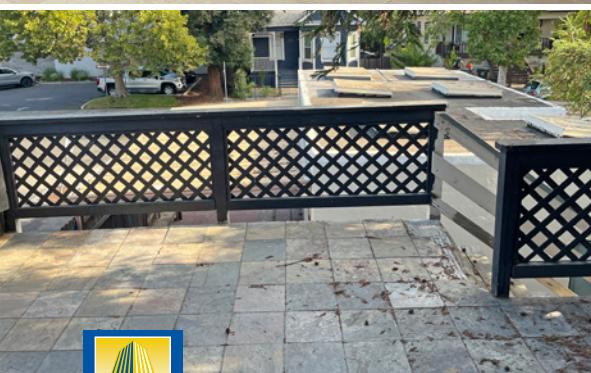
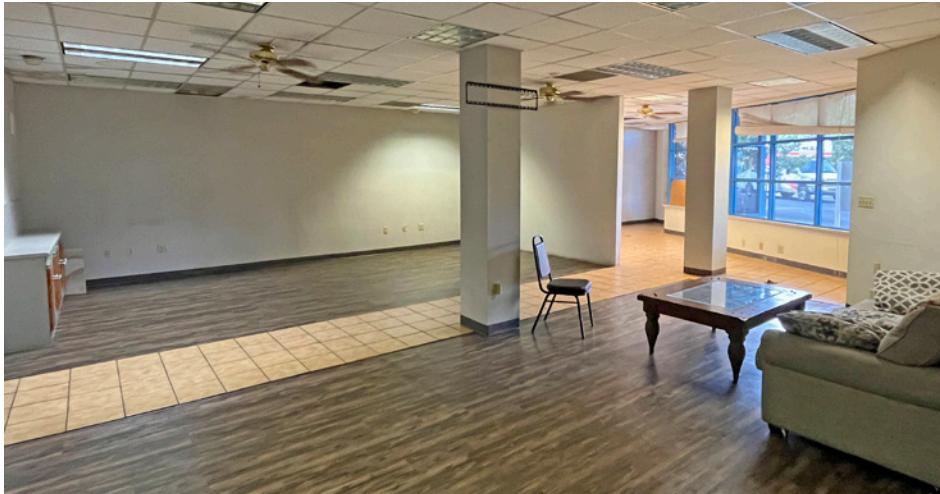
## IMMEDIATE VICINITY



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## INTERIOR PHOTOS



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## REGIONAL OUTLOOK



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