

FOR SALE OR LEASE

9701 FAIR OAKS BLVD

FAIR OAKS, CA



Great Owner/User Property ±3,025 - ±6,050 SF Available Now

Sale Price: \$1,119,250 (\$185 PSF)

Lease Rate: \$1.45/SF Modified Gross

Building Size: ±6,050 SF on ±0.45 AC APN: 242-0332-012-000

Built in 1983

Parking: 4 Stalls per ±1,000 SF (26 Parking Stalls)

Ideal office location close to Sunrise Blvd

Limited Commercial Zoning

Close Proximity to Business Services, Great Restaurants & Highway 50

Recently remodeled with upgraded finishes to include new carpet, paint, granite, travertine, plus new restrooms, kitchen fixtures, and appliances

Building signage with great exposure to Fair Oaks Blvd

2022 Roof repaired a split in existing membrane with 60 MIL TPO single-ply and silicone restoration system for the entire existing roof

TOM CONWELL

916.751.3626

tom.conwell@kidderr.com

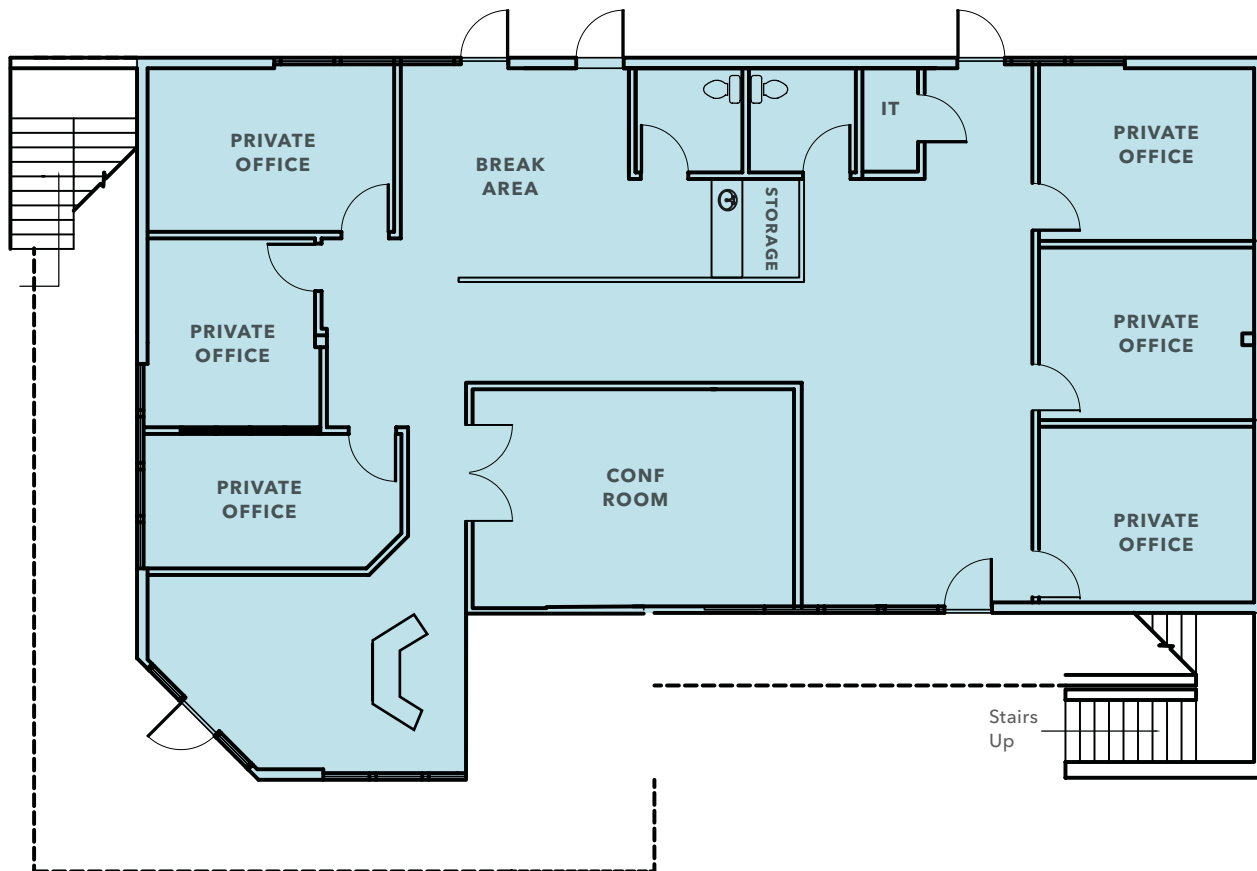
LIC N° 01394155

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 **Kidder
Mathews**

FLOOR PLAN -FIRST FLOOR

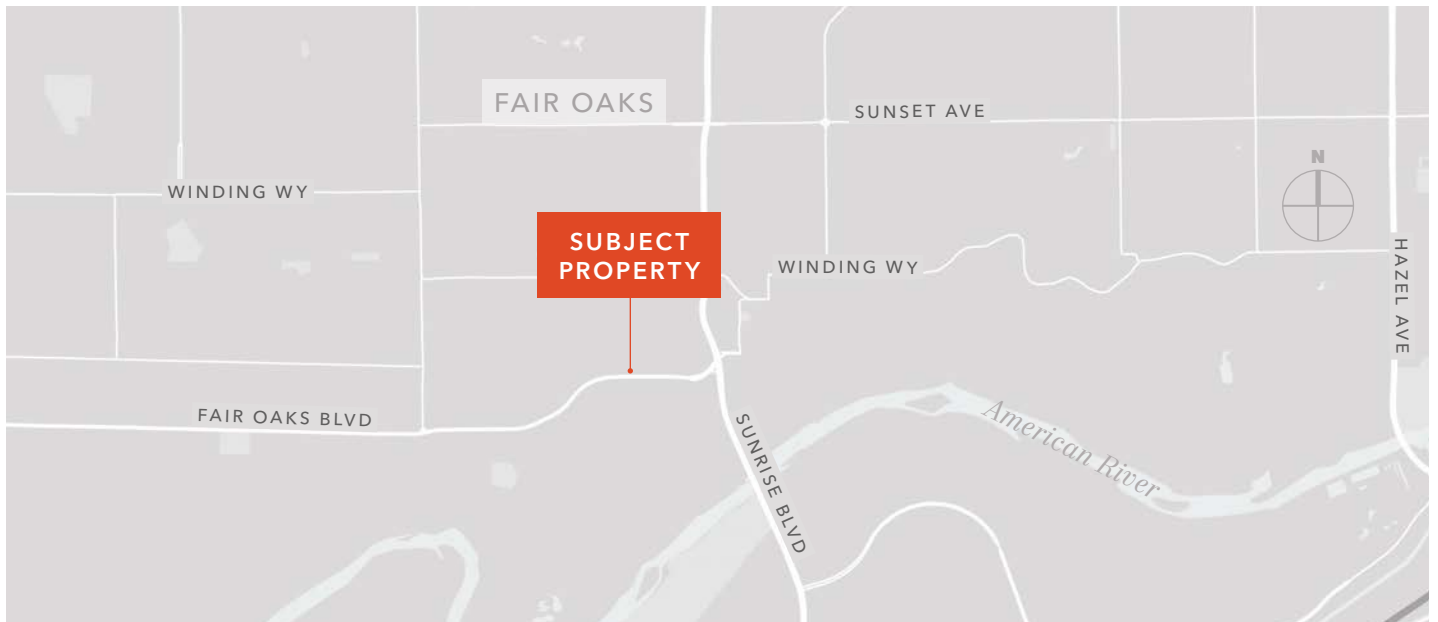
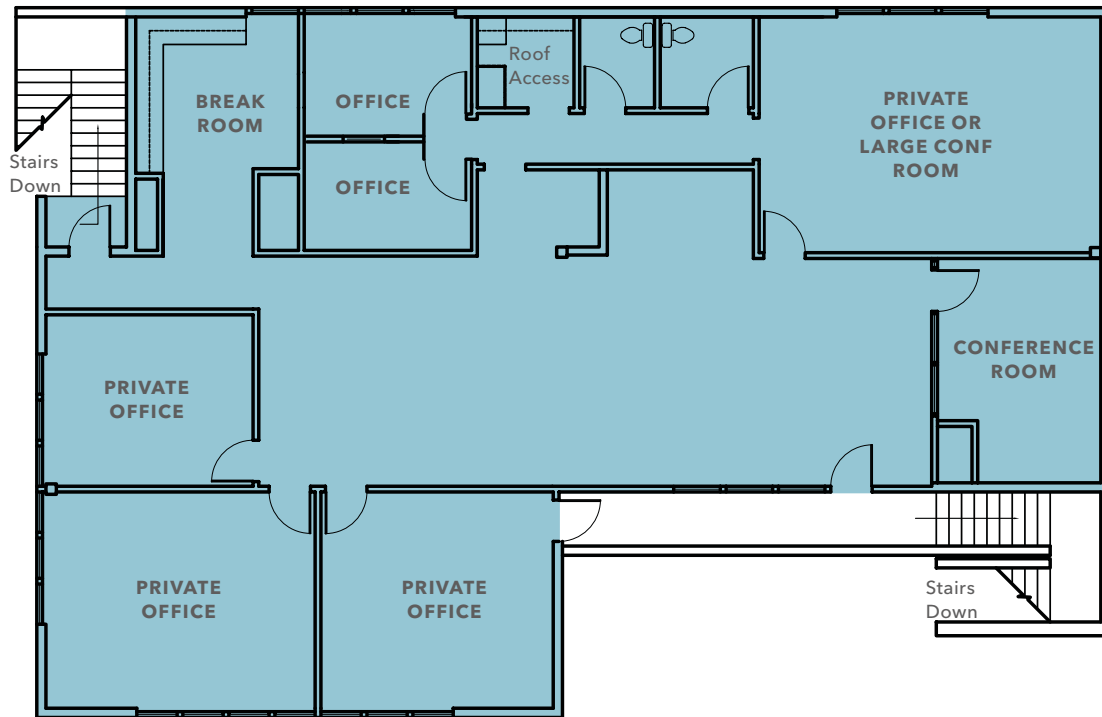


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FLOOR PLAN -SECOND FLOOR

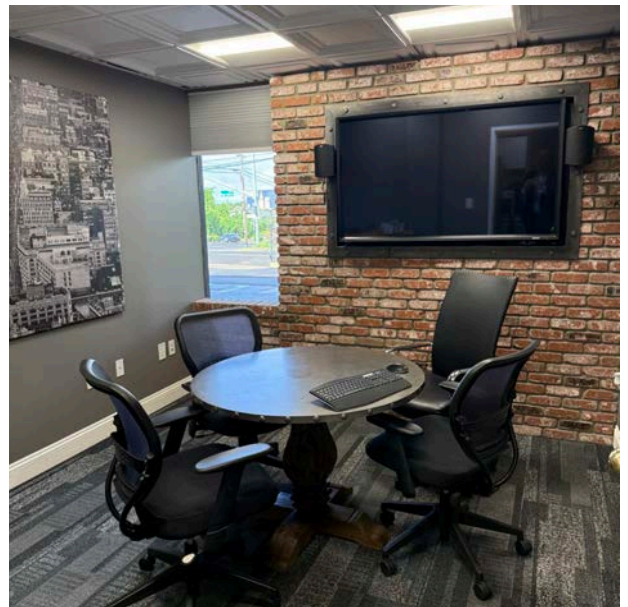
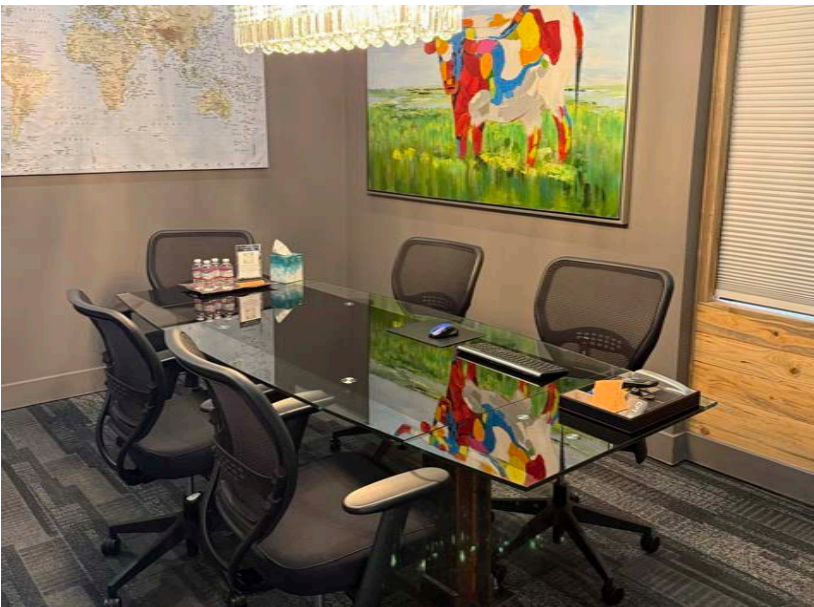
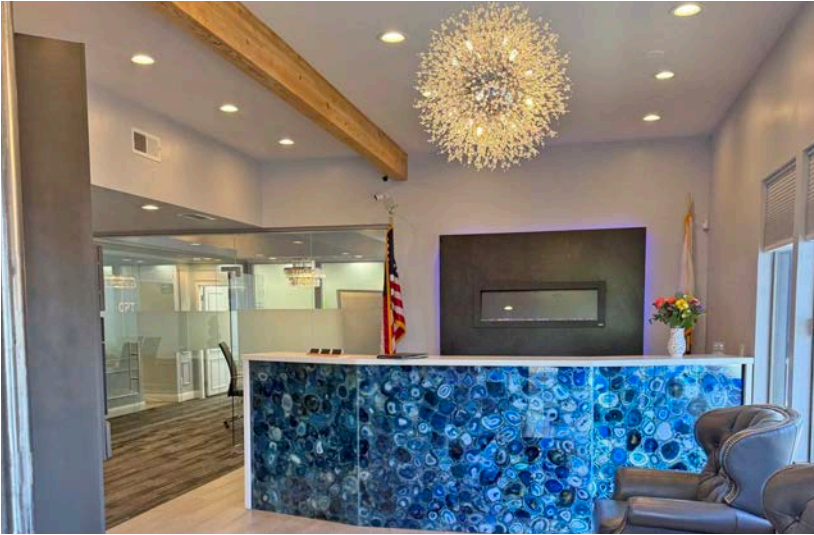


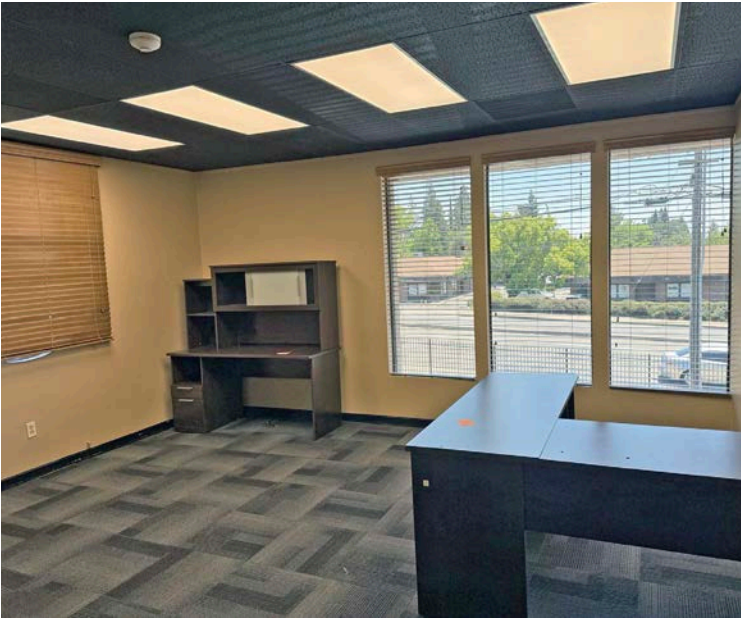
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