

# Former Bank Building | For Sale

1800 Arden Way - Sacramento, CA 95815



## PROPERTY OVERVIEW

**Year Built:** 1973

**Building Size:** +/- 8,500 square feet

**First Floor:** +/- 5,052 square feet

**Basement:** +/- 3,448 square feet

**Power:** 800 amps

**APN:** 277-0271-005

**Parcel:** 0.7 corner acre (30,491 square feet)

**Zoning:** SC-R-PUD (Shopping Center / Review)

**Parking:** 28 spaces

**Drive Thru:** In place

## PROPERTY HIGHLIGHTS

- Sale Price: \$1,700,000
- Ideal owner/user opportunity with drive-thru
- Well known location across from Arden Fair Mall
- Excellent visibility on major thoroughfare with traffic counts in excess of 55,000 vehicles per day
- Ingress/egress from both Arden & Challenge Way
- Open floor plan on ground level with some private offices, along with fully built-out basement, including breakroom, restroom and shower.
- Currently vacant and ready for immediate occupancy



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

**Brian Jacks | 916-837-3456 | [www.JacksCommercial.com](http://www.JacksCommercial.com) | DRE Lic #02088254**

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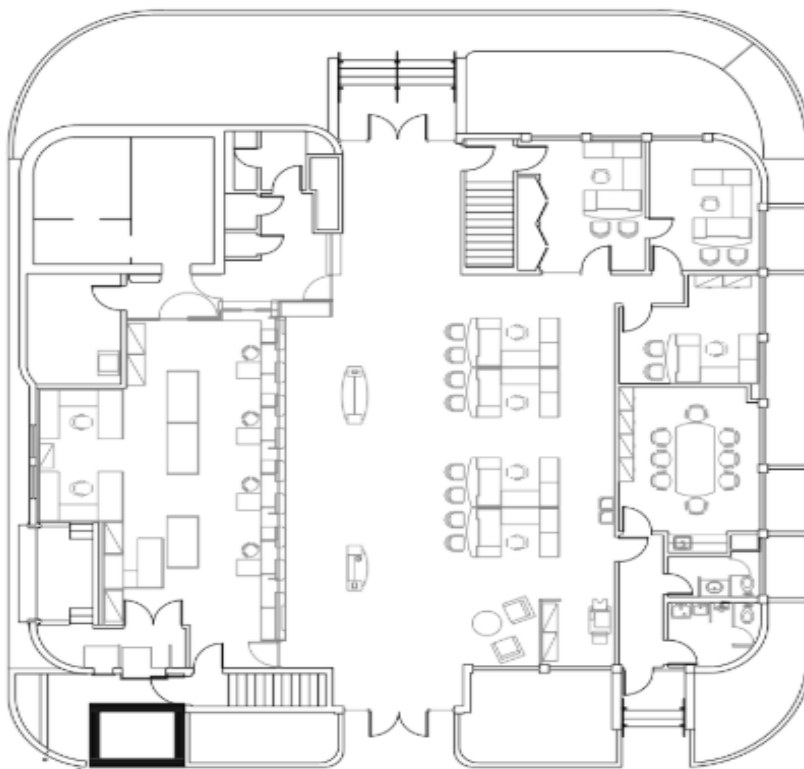
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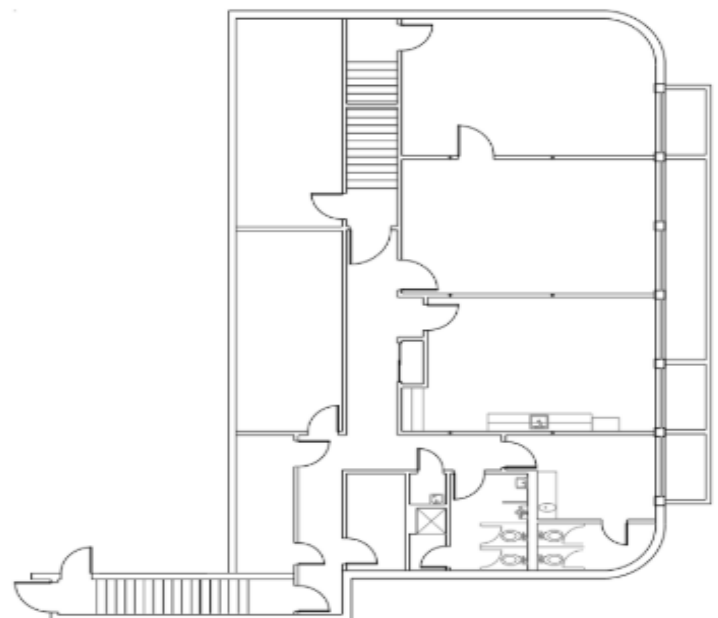
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## FLOOR PLANS



GROUND LEVEL



LOWER LEVEL

\*NOT TO SCALE

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