

FOR SALE

4717 GOLDEN FOOTHILL PARKWAY

*±19,500 SF rare free standing flex opportunity
centrally located in El Dorado Hills, situated
on ±2.15 acres*



EL DORADO HILLS, CA 95762

km Kidder
Mathews

4717 GOLDEN FOOTHILL PKWY

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	4717 Golden Foothill Parkway El Dorado Hills, CA
TOTAL BUILDING SF	±19,500 SF
CONSTRUCTION	Masonry
YEAR BUILT	1991
STORIES	2
PARKING RATIO	3.00/1,000
LAND AREA	±2.15 acres
PARKING LOT	Fenced, paved, secured
PARCEL NUMBERS	117-100-008, 117-100-007
COUNTY	El Dorado

ADDITIONAL SITE INFORMATION

ACCESS	Golden Foothill Parkway
ZONING	M1
SIGNAGE	Available

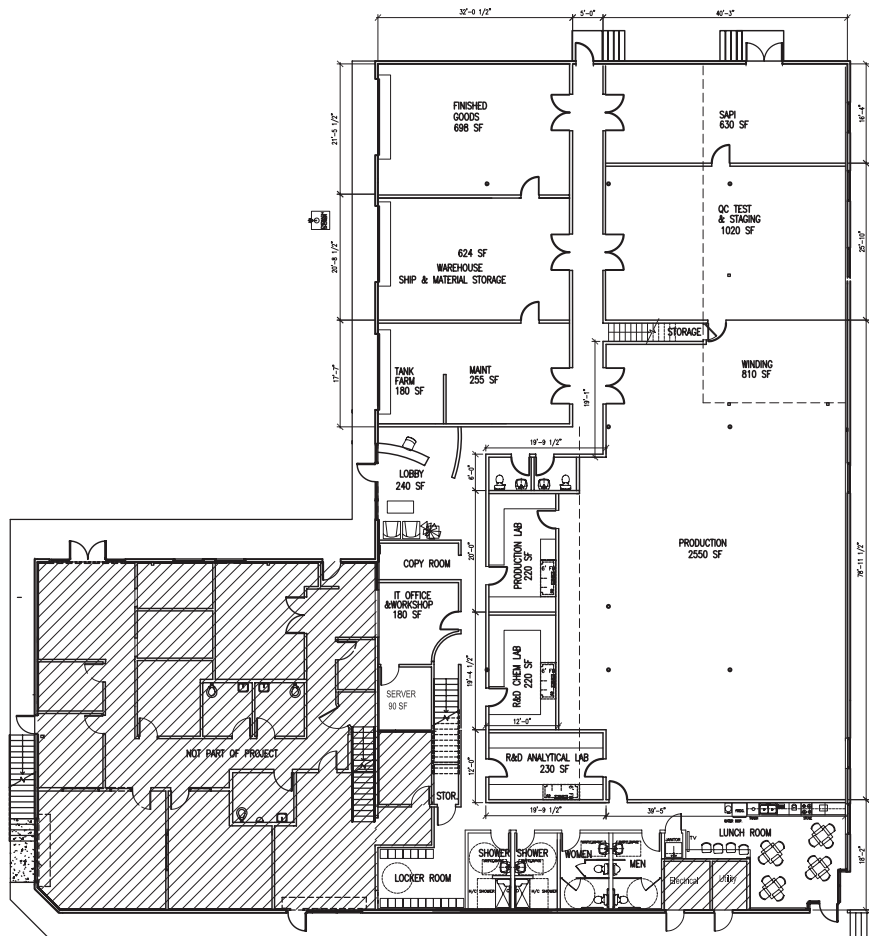
±19,500 SF
TOTAL RSF

±2.15
ACRES

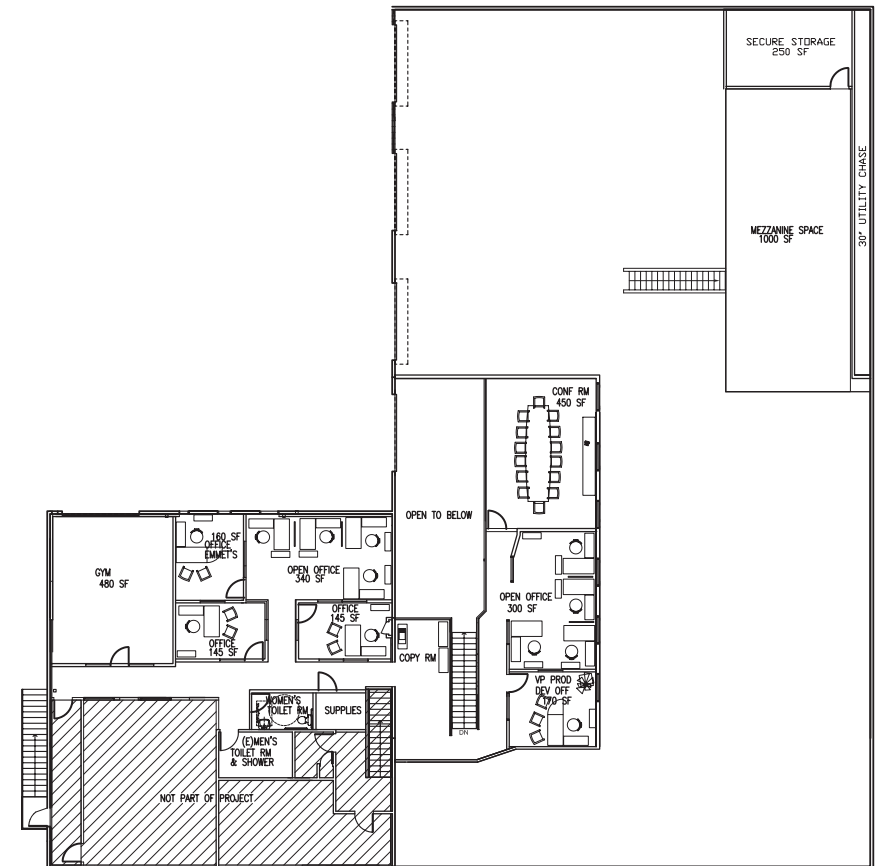
\$4,900,000
LISTING PRICE



UNIT 1 - FIRST FLOOR

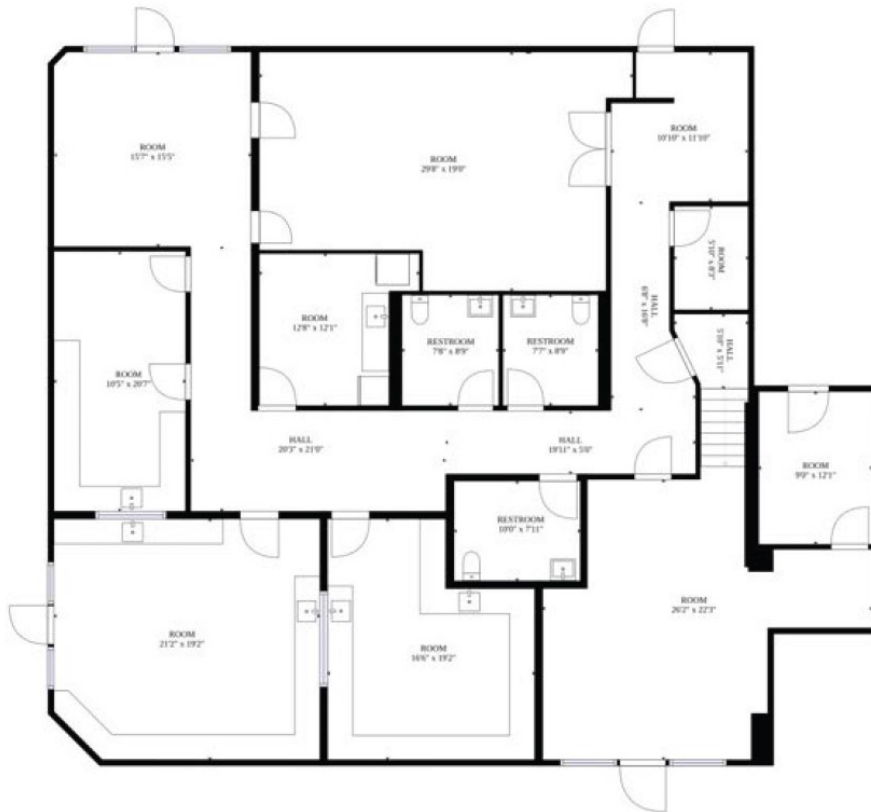


UNIT 1 - SECOND FLOOR

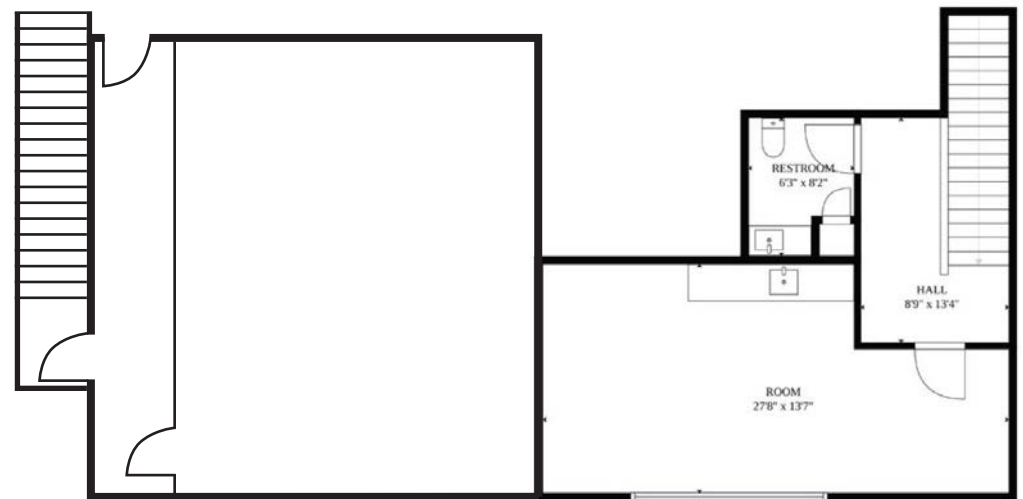


+14,832 SF
TOTAL RSF

UNIT 2 - FIRST FLOOR



UNIT 2 - SECOND FLOOR



±4,652 SF

TOTAL RSF

RECENT IMPROVEMENTS

SITE

Parking lot repaired and sealed in 2022

STRUCTURAL

Masonry construction

EXTERIOR FINISH

Building painted in 2021

ROOF

New roof and skylights installed in 2020

ELECTRICAL

1,000 amps of power

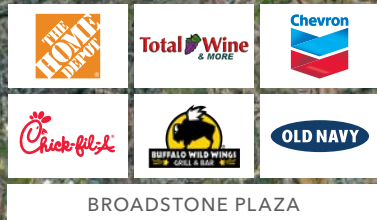


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Folsom Lake



FOLSOM



BROADSTONE PLAZA

EL DORADO HILLS BLVD

CAMERON PARK



EL DORADO HILLS

EL DORADO HILLS TOWN CENTER



SUBJECT PROPERTY

LATROBE RD





Exclusively listed by

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