



FOR SALE

8146 GREENBACK LANE

Fair Oaks, CA 95628

PRICE \$499,000.00 (\$146 PSF)

PROPERTY HIGHLIGHTS

- Office Condo measuring: Approximately 3,400 SF
- Located in professional office park with good visibility to Greenback Lane
- Building can be demise to accommodate two tenant to provide a buyer the ability to produce income to help offset mortgage
- On-site free parking
- New, high-end tenant improvements complete

AREA HIGHLIGHTS

- Located at the corner of Greenback Lane and Fair Oaks Blvd with a variety of retail offerings within a short distance
- Centrally located with easy access to either Highway 50 or Highway 80

SPENCER NIELSEN

Senior Associate

916.288.4531

spencer.nielsen@cushwake.com

LIC #01964163

400 Capitol Mall, Suite 1800

Sacramento, CA 95814

maincushmanwakefield.com

916.288.4800

LIC. #00616335



FAIR OAKS BLVD.

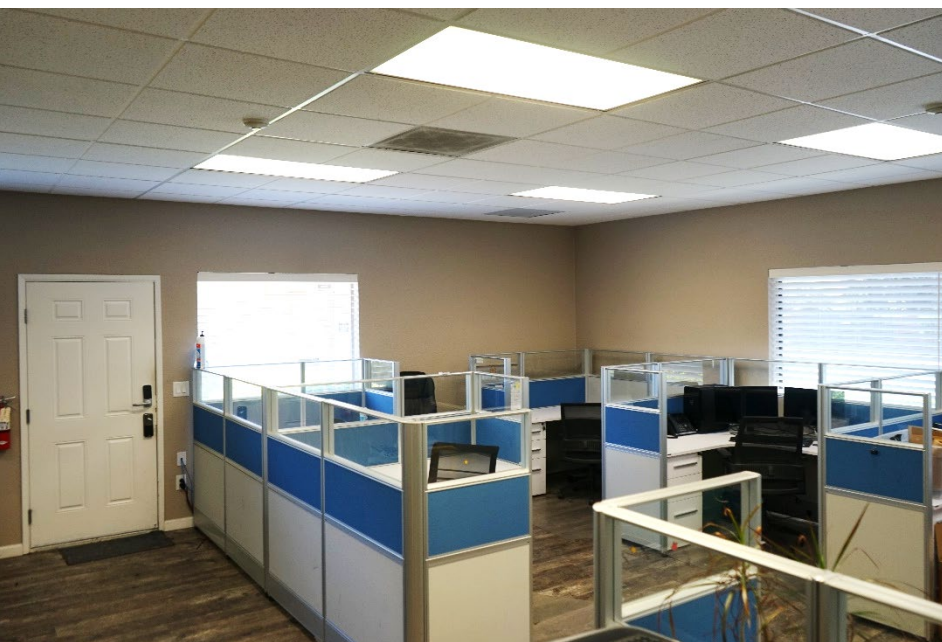
GREENBACK LANE

**SUBJECT CONDO
FOR SALE UNIT 1**

NORTH

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