

FOR SALE

# RARE MIDTOWN SACRAMENTO DENTAL - MEDICAL WITH PARKING

*810 29th Street, Sacramento, CA 95816*

KIDDER.COM

 **Kidder  
Mathews**



810 29TH STREET

# *UNIQUE* PURCHASE OPPORTUNITY

*Seller Financing Available up to \$1.0M at 5% for 2 Years or Bank Financing Available at 4.95%*

ADDRESS	810 29th Street Sacramento, CA 95816
ASKING PRICE	\$1,495,000
PROPERTY TYPE	Dental/Medical Building
RENTABLE SF	3,250 SF
OCCUPANCY	100%
TENANCY	Multi-Tenant
# OF TENANTS	Two (2)
ASSESSOR'S PARCEL NUMBER(S)	007-0043-011 & 007-0043-012
SITE AREA	±6,400 SF (±0.14 acres)
ZONING	C-2 - SPD
YEAR BUILT	1982
PARKING	On-Site



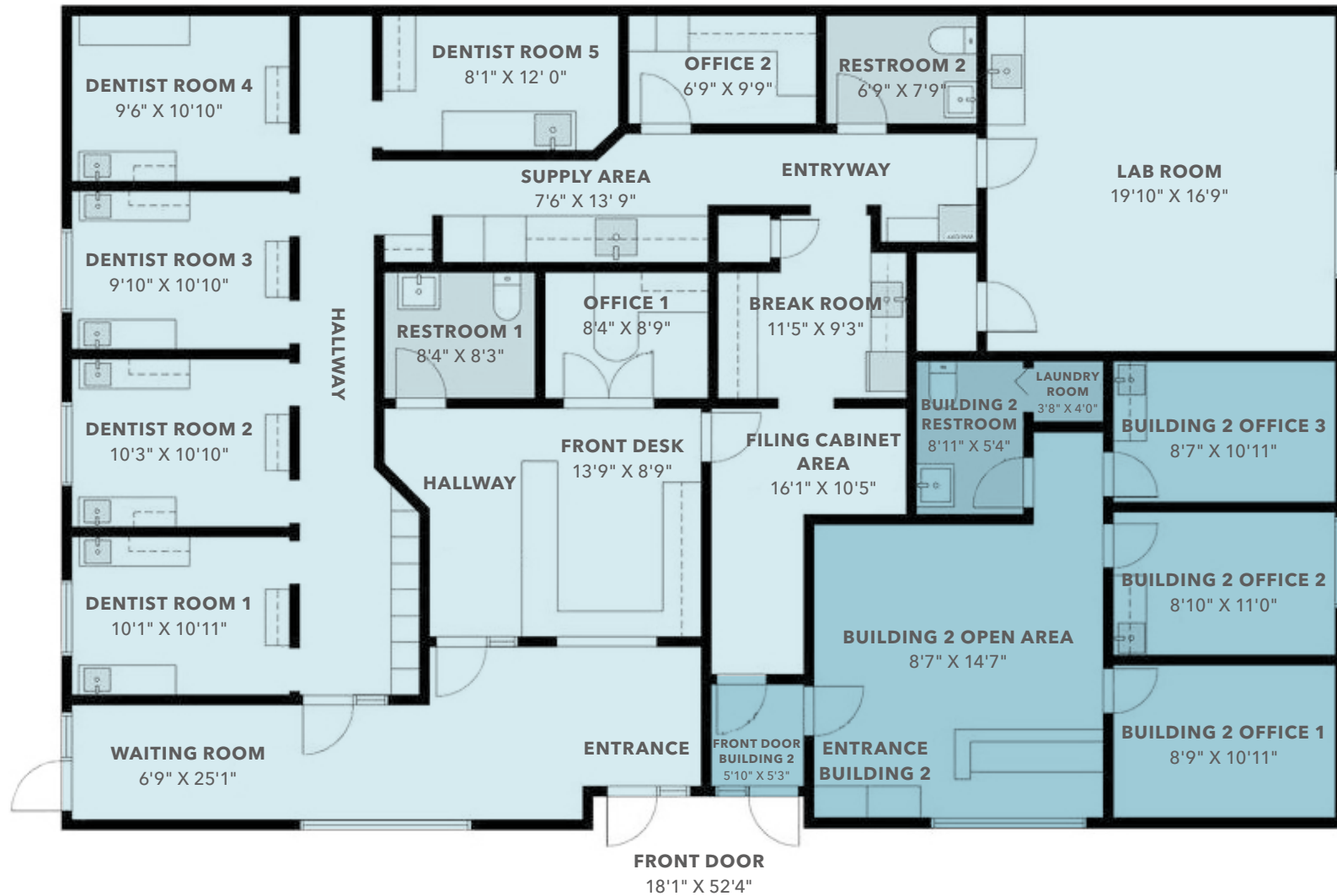


# RENT ROLL

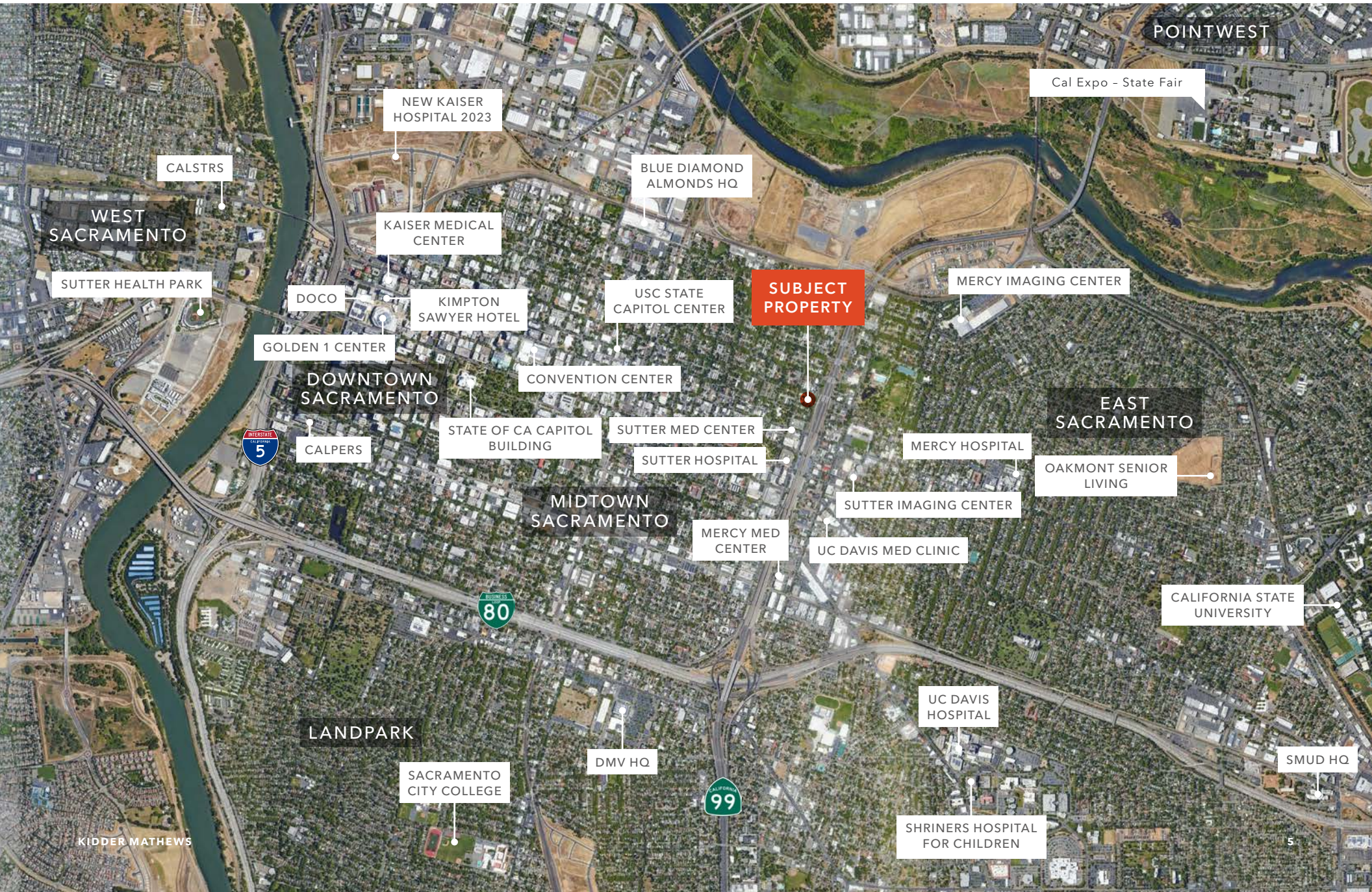
Tenant	SF	Term	Options	Rate
Dr. Elizabeth Luong, DMD	2,500	Current Term Expires 5/31/2029	Two (2), Five (5) Year Options to Renew at FMV	\$5,797/month, NNN with 2% annual increases
Vacant (Rent Guarantee)	750	Seller to guarantee rent for 1-year from Close of Escrow	N/A	\$2,325/month Rent Guarantee for 12-months plus NNN's.



# FLOOR PLAN







POINTWEST

Cal Expo - State Fair

NEW KAISER HOSPITAL 2023

BLUE DIAMOND ALMONDS HQ

CALSTRS

WEST SACRAMENTO

KAISER MEDICAL CENTER

SUTTER HEALTH PARK

DOCO

KIMPTON SAWYER HOTEL

USC STATE CAPITOL CENTER

**SUBJECT PROPERTY**

MERCY IMAGING CENTER

GOLDEN 1 CENTER

DOWNTOWN SACRAMENTO

CONVENTION CENTER

EAST SACRAMENTO

CALPERS

STATE OF CA CAPITOL BUILDING

SUTTER MED CENTER

MERCY HOSPITAL

OAKMONT SENIOR LIVING

SUTTER HOSPITAL

MIDTOWN SACRAMENTO

SUTTER IMAGING CENTER

MERCY MED CENTER

UC DAVIS MED CLINIC

CALIFORNIA STATE UNIVERSITY

LANDPARK

DMV HQ

UC DAVIS HOSPITAL

SMUD HQ

SACRAMENTO CITY COLLEGE

KIDDER MATHEWS

SHRINERS HOSPITAL FOR CHILDREN





*Exclusively listed by*

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