

FURTHER PRICE REDUCTION - NOW \$625,000!
Act Now - Motivated Seller



FOR SALE

3449 MISSION AVENUE, CARMICHAEL, CA

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

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PROPERTY DETAILS

PRICE: ~~\$810,000~~ **\$625,000**
 (\$192.78 psf)

BLDG. SIZE: 3,242± sf

PARCEL SIZE: .36 Acres

YEAR BUILT: 1950 (since remodeled)

APN: 256-0232-066 (Sac County)

ZONING: LC - Light Commercial

PROPERTY FEATURES

- Distinctive Art Deco architecture located in the Mission Neighborhood of Carmichael
- 2-Story freestanding building
- Ample parking on side & rear of building
- Prominent street frontage/signage
- ADA Improvements on 1st floor
- Suitable for variety of professional uses
- Ideal for Owner / Occupant
- Just off signalized intersection of Whitney & Mission Avenues
- Adjacent to businesses & established neighborhood; making it ideal for community focused businesses
- 2± miles to I-80 Business (Capital City Freeway)

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PRICE REDUCED!



BEAUTIFUL ART DECO BUILDING IN MISSION NEIGHBORHOOD



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Attractive Finishes • Reception/Waiting Area • ADA Restroom (First Floor) • Staff Break Room



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Five Spacious Rooms • Additional Restroom (Second Floor) • Well Lit Space



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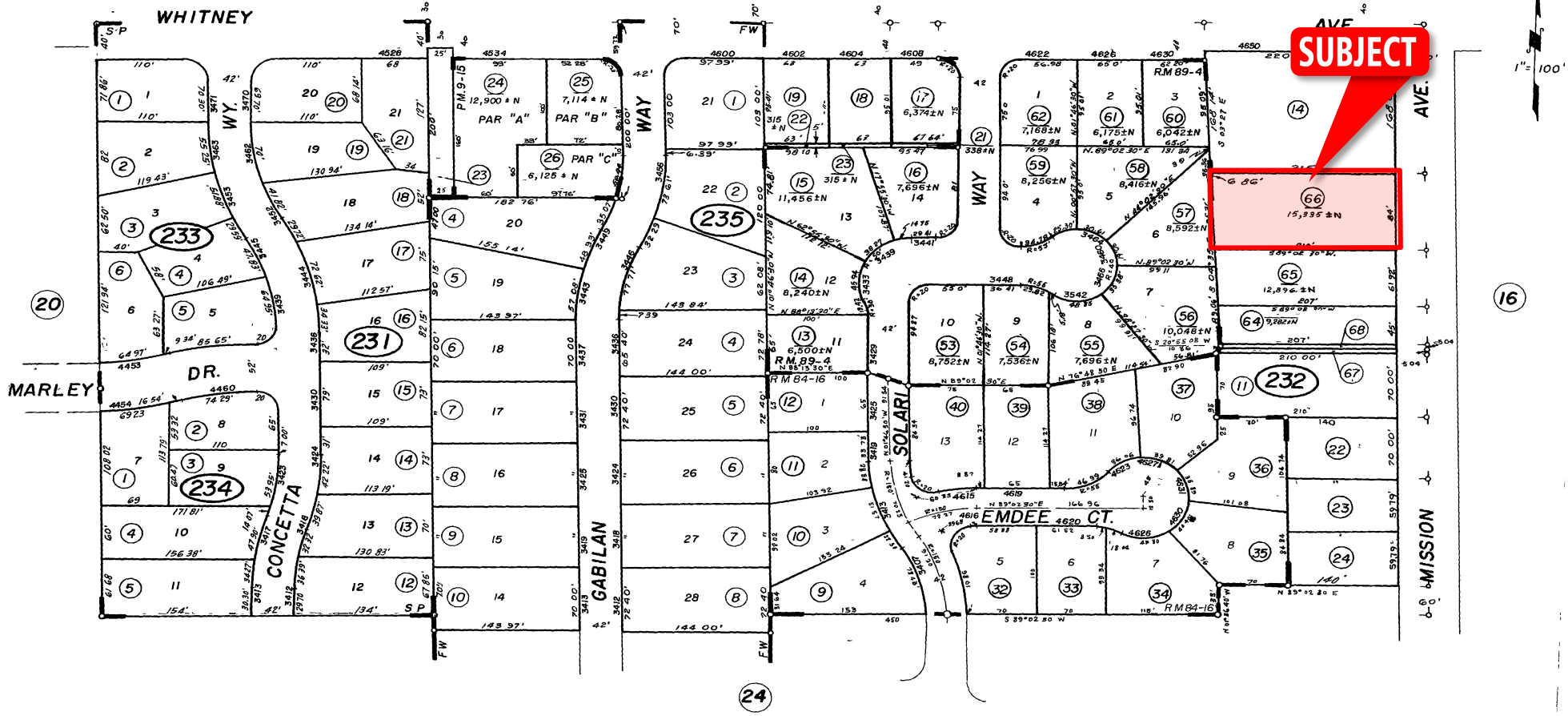
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POR. SEC. 45, RANCHO DEL PASO

Tax Area Code 256-23



Emdee Estates Unit No. 2, R.M. Bk. 89, Pg. 4 (12-15-71)
 Somerset Place, R.M. Bk. 73, Pg. 24 (1-30-64)
 Franciscan Woods, R.M. Bk. 57, Pg. 3
 Emdee Estates Unit No. 1, R.M., Bk. 84, Pg. 16 (10-7-69)

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 256-Pg. 23
 County of Sacramento, Calif.

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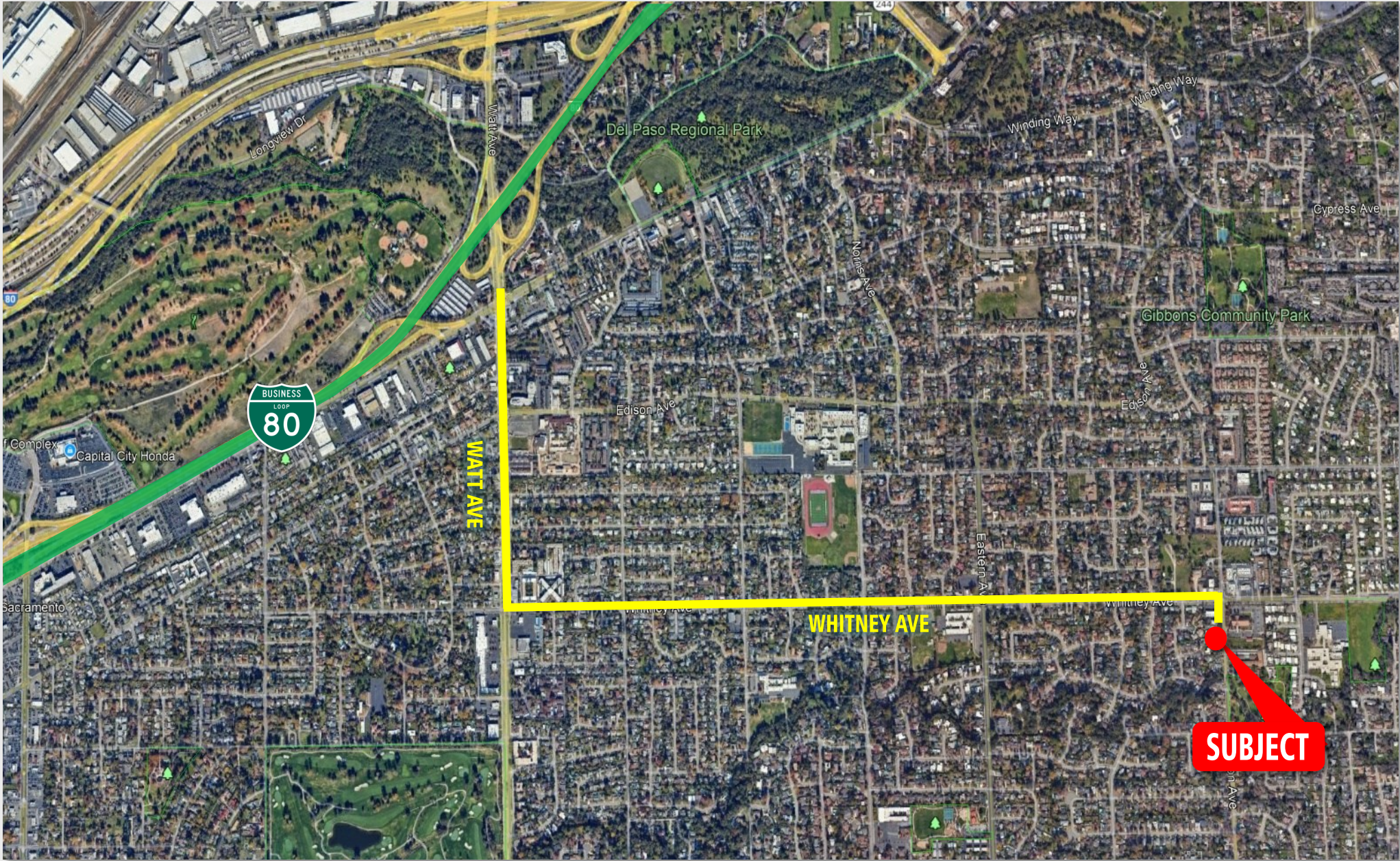
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ROUTE TO BUSINESS I-80 (Capital City Freeway)



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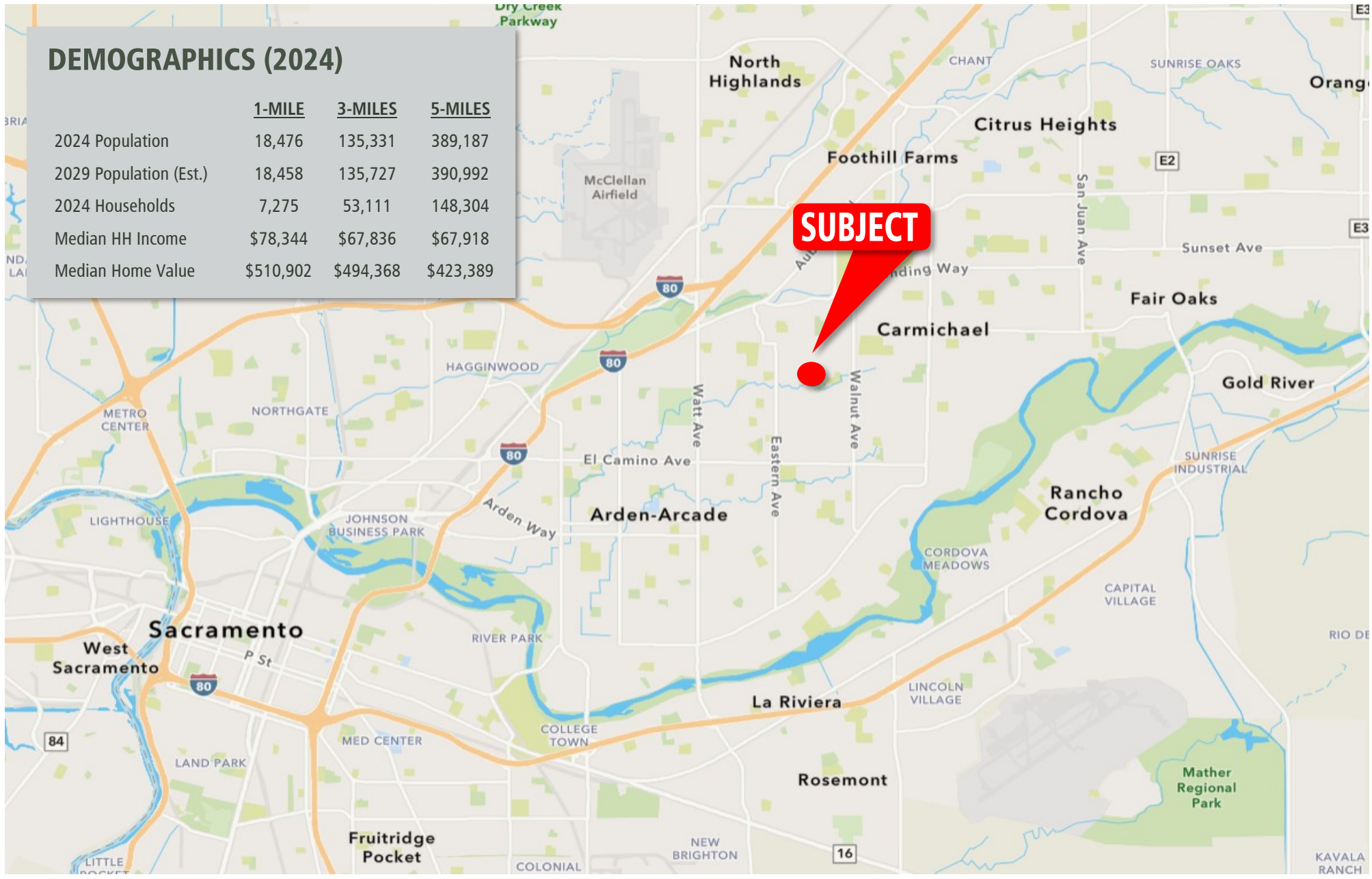
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DEMOGRAPHICS (2024)

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
2024 Population	18,476	135,331	389,187
2029 Population (Est.)	18,458	135,727	390,992
2024 Households	7,275	53,111	148,304
Median HH Income	\$78,344	\$67,836	\$67,918
Median Home Value	\$510,902	\$494,368	\$423,389



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