

1832 AVONDALE AVE, SUITE 3
SACRAMENTO, CA 95825

FOR SALE
\$327,000



Property Highlights:

- 1,056 s.f. office condominium
- Fully built out dental office
- Features 3 dental operatories
- With additional purchase of dental eqmt, dentist buyer could be operational from day one
- Located within a business park
- Business Professional zoning
- Garden Office bldg with landscaped, skylit courtyard
- Centrally located off Arden Way, between Fulton & Watt
- Vicinity of Restaurants, shopping and Arden Fair Mall
- Near public transportation

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



EXECUTIVE SUMMARY

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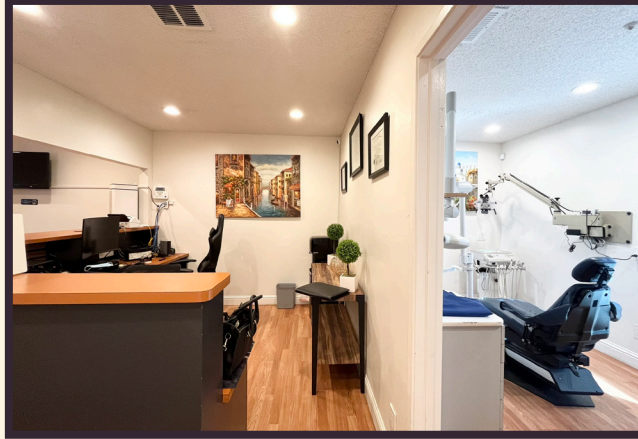
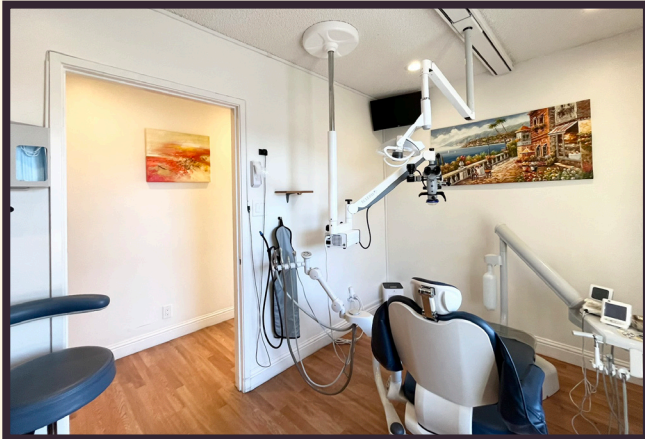
RE/MAX Gold is pleased to present the opportunity to acquire a fee simple interest in the property located at 1832 Avondale Avenue, Suite 3/C, Sacramento, CA 95825. The property is located within a four-building business park, with each building divided into medical/dental or general professional use condominiums. Each of the buildings sits on its own separate parcel and is managed independently. The property is centrally located off Arden Way, a major regional arterial road, between two other major arteries, Watt and Fulton Avenues. With easy access to both the major freeways in the area, I-80 and highway 50, this is an outstanding opportunity for a dentist to acquire a property for their own use at a location that is central to the entire metropolitan area. With the additional purchase of the dental equipment, a dentist could be operational from day one!

1832 Avondale features four office condominiums on either side of a skylit and landscaped breezeway. Located on one side of the breezeway, the subject property is a 1,056 sf office condominium that is built out as a dental office. It is fully built out as a dental office and features three operatories, a private office, lab and sterilization area and two restrooms. The existing dental chairs, dental fixtures and equipment are available for a fee.

1832 Avondale Avenue, Sacramento, CA is zoned Business Professional and allows a variety of uses such as Office, medical and others. This is an outstanding opportunity for a dentist to own a property for their business, instead of leasing.

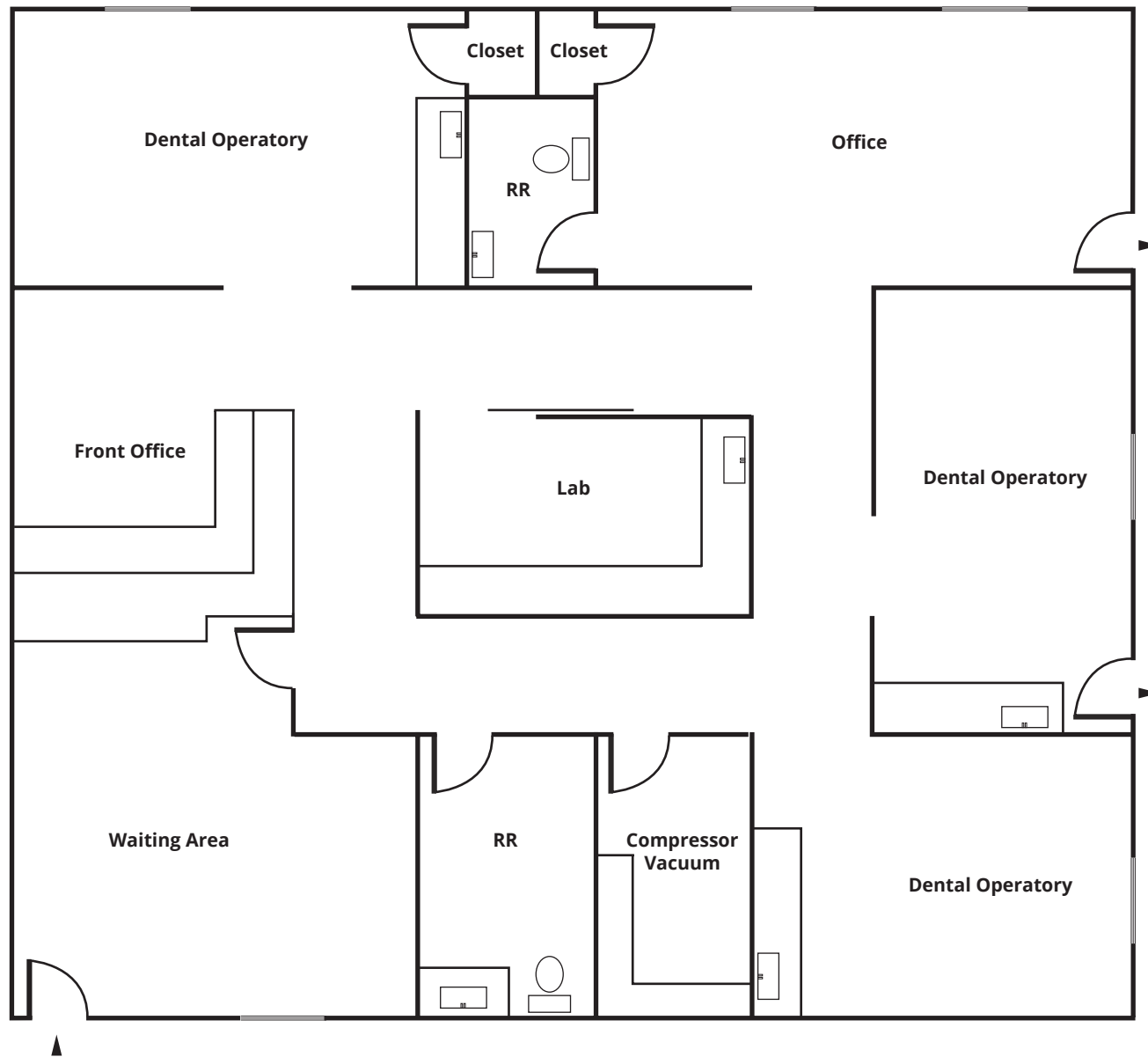
INDOOR PICTURES

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FLOOR PLAN

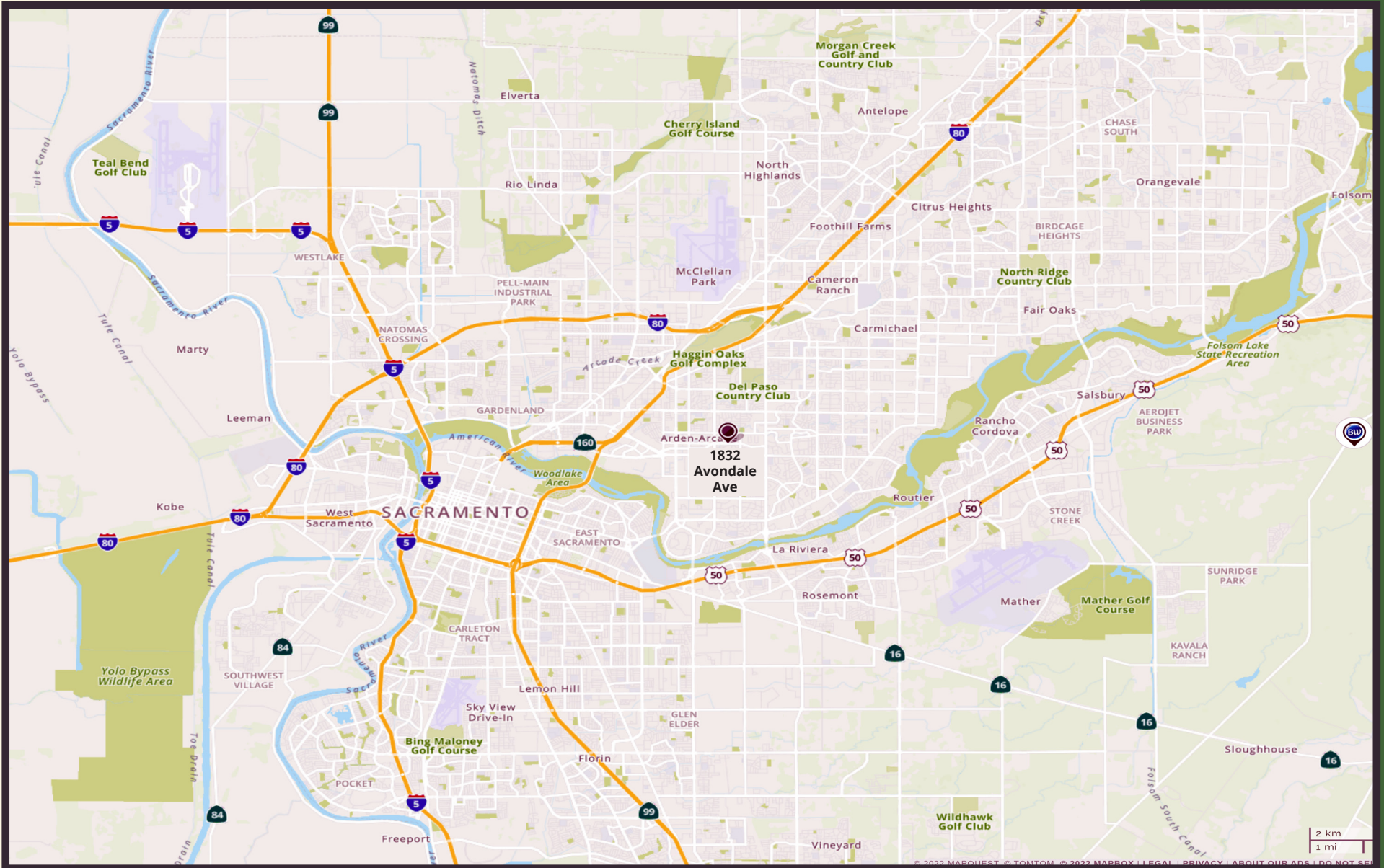
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Thumbnail Sketch for informational purposes only, not to scale

LOCATION MAP

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VICINITY MAP

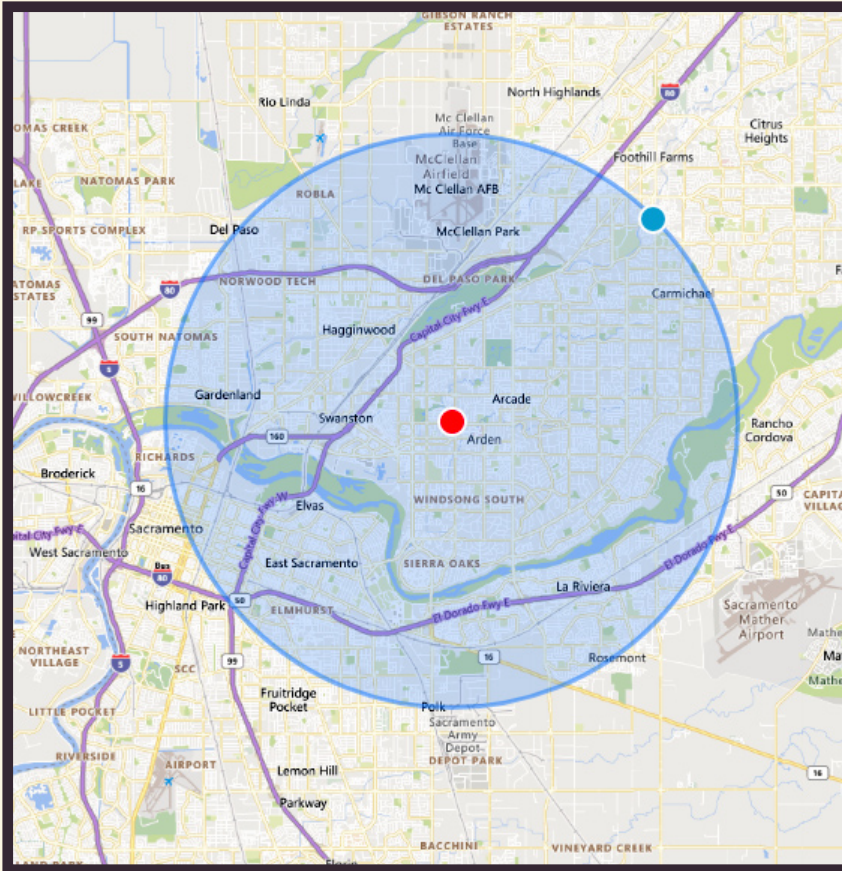
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DEMOGRAPHICS

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Key Facts 5-mile Radius



375,100
Total Population (2024)



28,255
Businesses



199,658
Daytime Employees



\$94,797
Average Household Income



68,167
Owner Occupied Households



\$458,718
Median Home value

Data obtained from CoStar