



# 920 J STREET

.....  
SACRAMENTO , CALIFORNIA

SELLER FINANCING AVAILABLE



DOWNTOWN RETAIL/OFFICE BUILDING FOR SALE - **REDUCED PRICE! \$1,500,000**

**NEWMARK**

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# OFFERING SUMMARY

Offering Price:	<del>\$1,975,000</del> <b>\$1,500,000</b>
Address:	920 J Street, Sacramento, CA 95814
County:	Sacramento
Property Type:	Retail/Office
Total Building Size:	±9,600 SF plus Basement
Floors:	3 Plus Full Basement
Elevator:	Yes
APN:	006-0101-011
Total Land:	±3,200 SF/±0.07 Acres
Jurisdiction:	City of Sacramento
Opportunity Zone:	Yes
Zoning:	C-3-SPD

## INVESTMENT HIGHLIGHTS

### Opportunity

920 J Street consists of a three story retail/office building with newer elevator, electrical service, roof and HVAC systems.

### Owner/User Opportunity

The building is an ideal owner/user or redevelopment project with strong investment potential.

### Unmatched Downtown Location

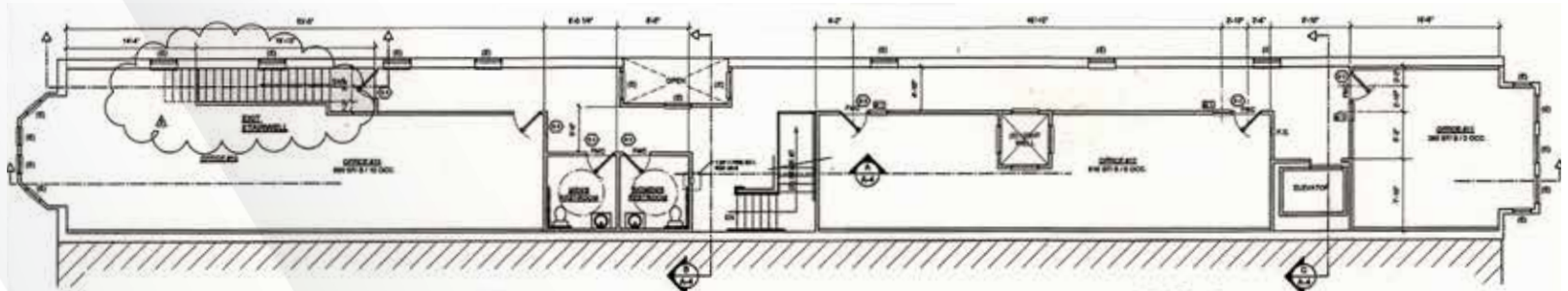
920 J Street is located adjacent to the Citizen Hotel and walking distance to the State Capital, City Hall, Downtown Commons (DOCO), and several restaurants and coffee shops



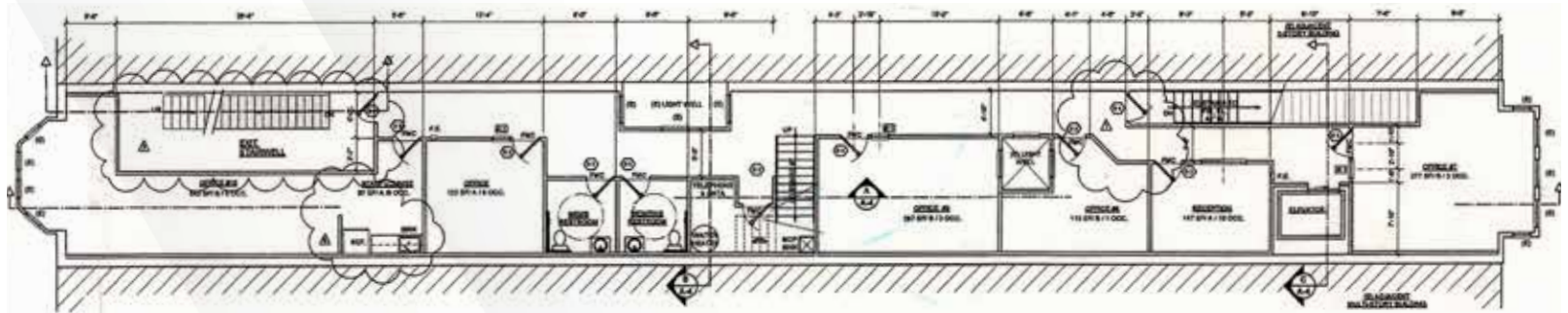


# FLOOR PLANS

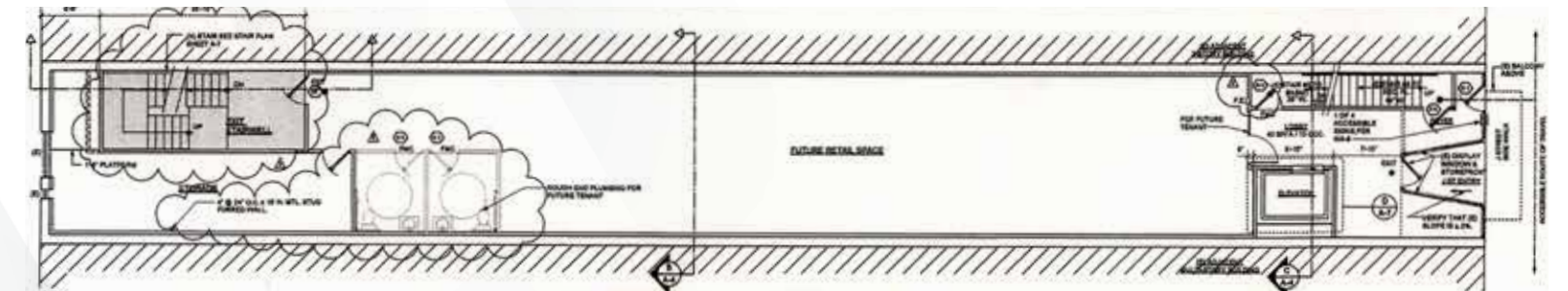
## THIRD FLOOR



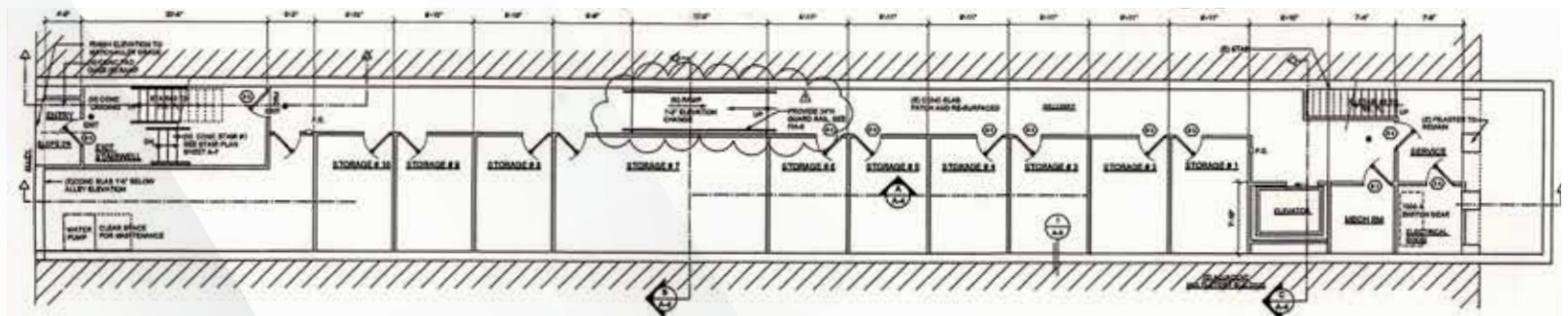
## SECOND FLOOR



## GROUND FLOOR RETAIL



## BASEMENT



The floor plans above do not depict the exact layout on each floor.



# AMENITIES MAP







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# NEWMARK

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