



2416 X STREET

FOR SALE

Offered at \$1,095,000

SACRAMENTO, CA

±4,603 SF

ON ±0.15 ACRES



PROPERTY HIGHLIGHTS



OFFERED AT \$1,095,000



APN# 010-0231-007-0000



RECENTLY UPDATED INTERIOR



YEAR BUILT 1974; UPDATED APPROXIMATELY 5 YEARS AGO



LOCATED IN SACRAMENTO NEAR EXCELLENT MIDTOWN GROWTH AREA



ZONED C2-SPD (GENERAL COMMERCIAL)



±432 SF OF OFFICE AREA UPPER & LOWER
±1,296 SF RETAIL/SHOWROOM
±2,356 SF WAREHOUSE WITH 12'X14' GL ROLL-UP
FENCED YARD AREA



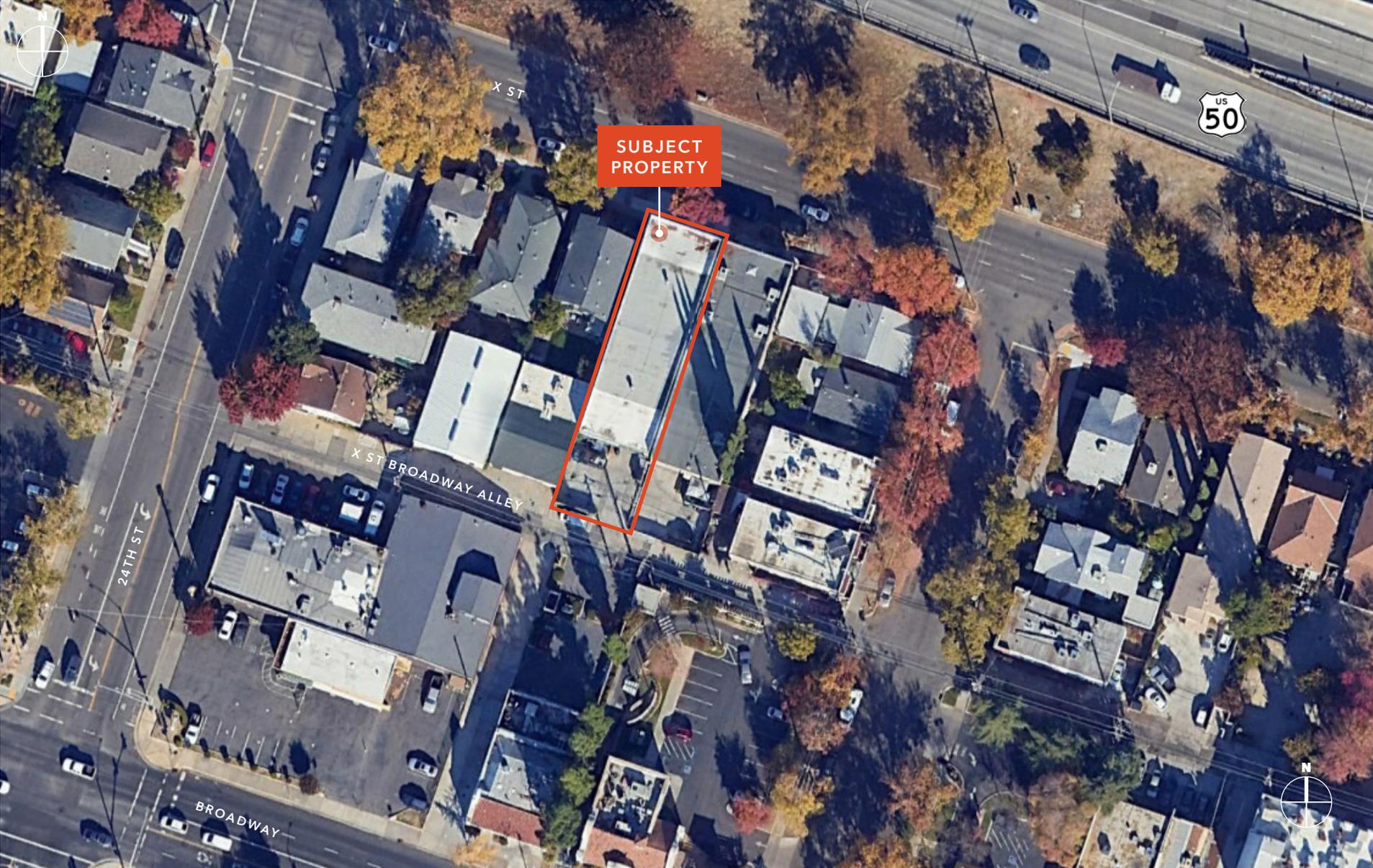
FULLY CONDITIONED SHOWROOM/ RETAIL AREA

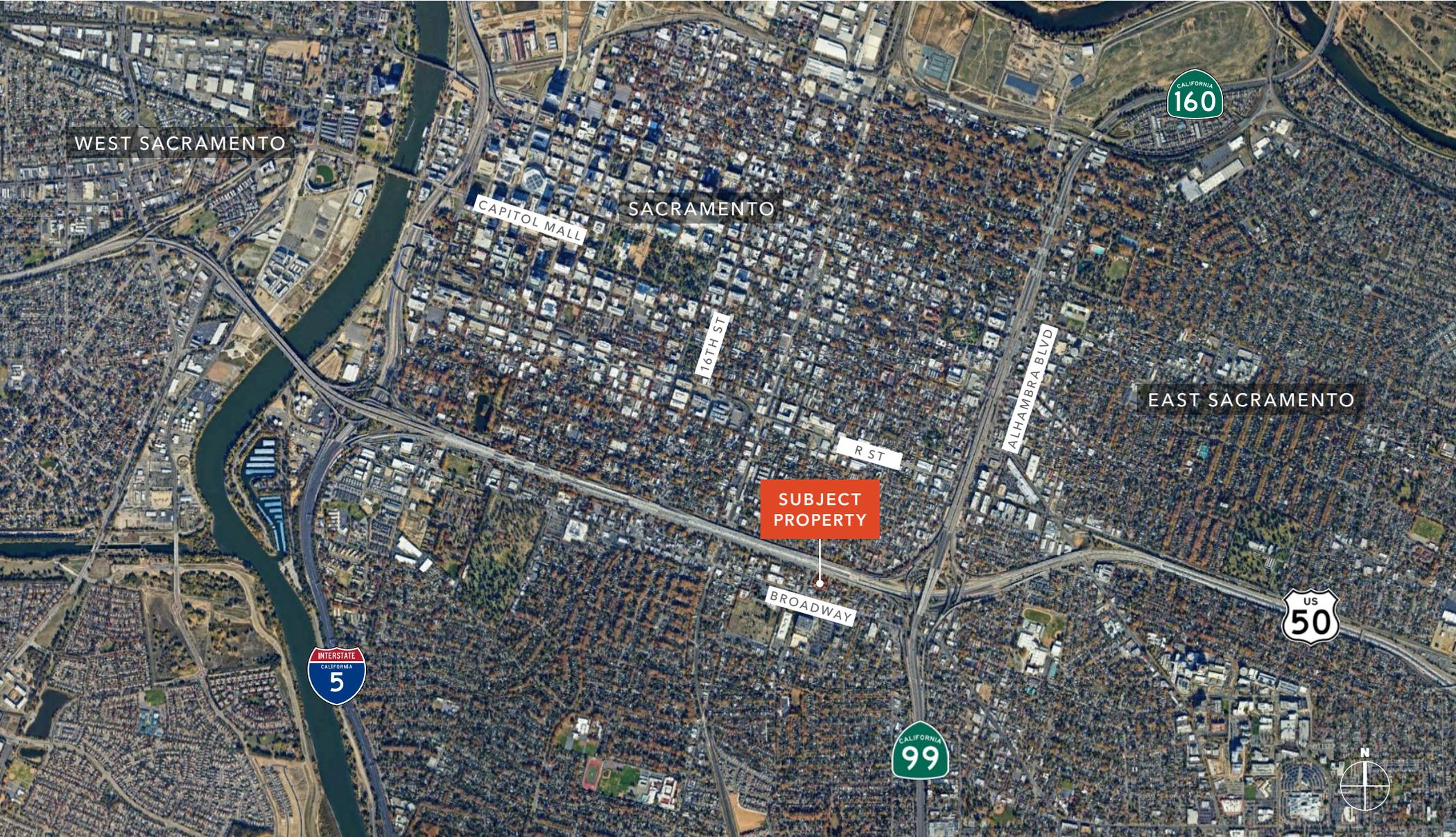


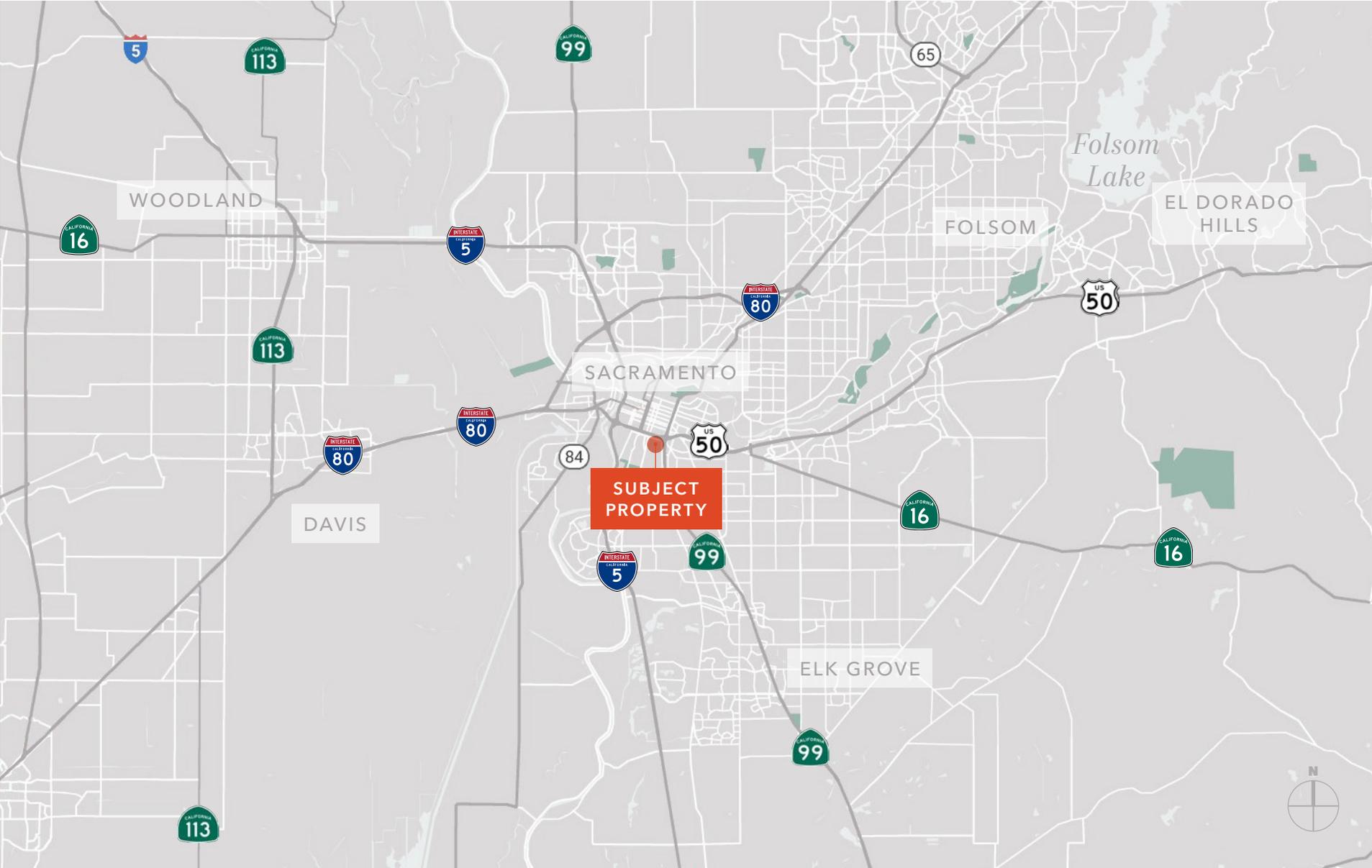
RETAIL/FLEX BUILDING. IDEAL OWNER USER PURCHASE



IMMEDIATE ACCESS TO HWY 50 & BROADWAY





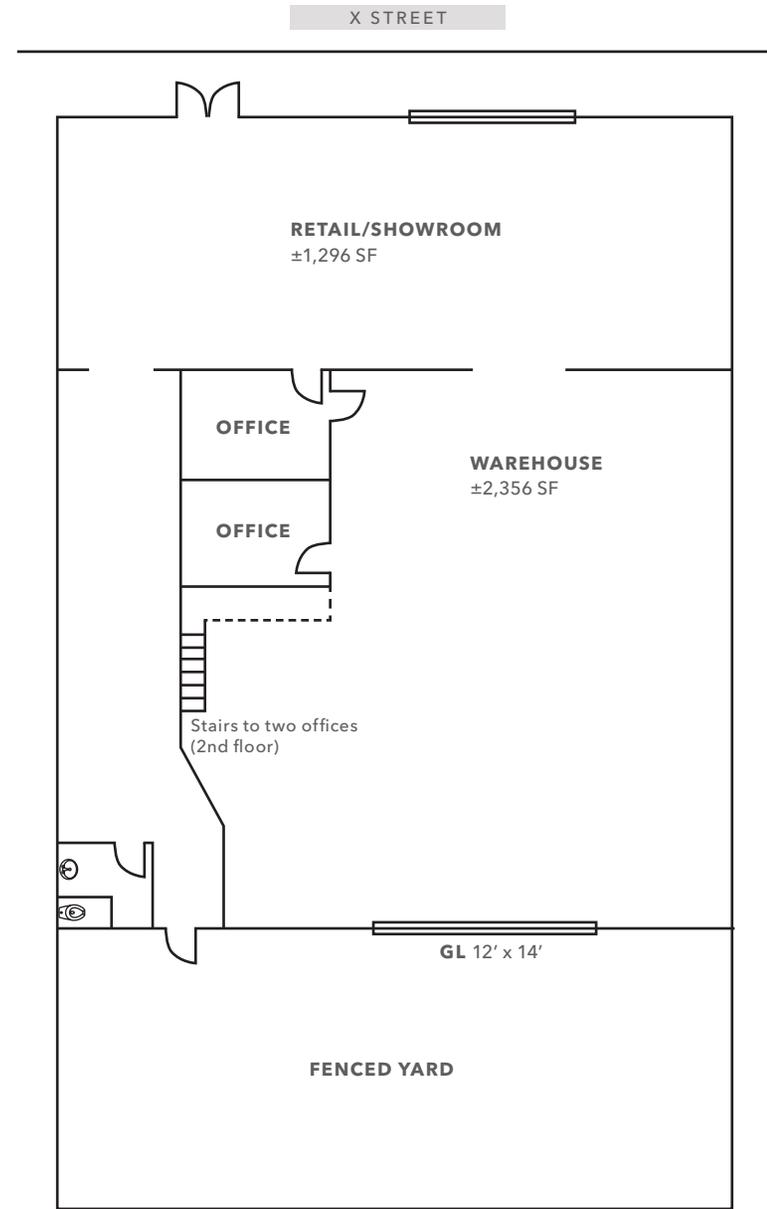


FLOOR PLAN

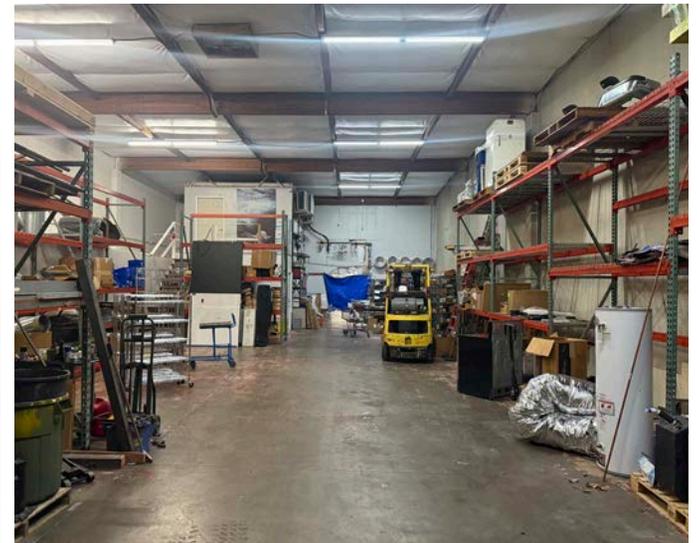


2416 X Street, originally constructed in 1974 and updated approximately five years ago, is now available for sale. This property presents an excellent opportunity for an owner-user seeking a highly visible and centrally located facility in the desirable Midtown Sacramento submarket. Strategically positioned along X Street with convenient access to and from U.S. Highway 50, the property offers a rare combination of functionality and location.

The building features an existing showroom/retail area, a generous warehouse component, and direct access to a fenced yard, providing versatility for a wide range of business uses. Additionally, the property includes four private offices—two at ground level and two on the upper level—totaling approximately 432 square feet of well-proportioned office space. Opportunities combining showroom, warehouse, office, and secured yard space in Midtown Sacramento are increasingly hard to find, making this offering particularly compelling.



PROPERTY PHOTOS





2416 X STREET

*For more information on
this property, please contact*

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