

1701 Rockrose Rd, West Sacramento, CA 95691-2515

Presented By: Daniel G Jerrett

LIC: 01495670

Primary: 916-215-1920

daniel@californiaroa.com

<http://DanAndDon.com>

Realty Of America

LIC: 02248657

1102 Jefferson Blvd. Ste D West Sacramento CA 95691

833-256-4244

<https://realtyofamerica.com>LP: \$895,000
Price/SqFt: \$426.19Status: N Active 04/13/26
SqFt: 2,100 / Owner

Area: 10691

DOM/CDOM: 0/0
Lot Acres: 0.1469Pending Date:
Close Date:
CP % LP:Days in Escrow:
Close Price:
Close Price / SqFt:

Special Listing Conditions:

Other

Listing Service: Full Service

[View All \(55\)](#)[Map](#)

Public Remarks

Public Remarks: Turn-Key Investment Opportunity & Modern Dual-Unit with a 3Bed/2Bath & 2Bed/2Bath Unit. Looking to expand your portfolio with a high-yield, plug-and-play asset? This fully renovated duplex is a short-term rental (STR) dream, blending sleek modern aesthetics with sustainable tech and a location that captures every type of traveler from sports fans to outdoor enthusiasts. The Property Highlights Fully Renovated & Turn-Key: Every inch has been updated. Sold fully furnished and ready to generate income on day 1. Modern Finishes: Contemporary interiors featuring new appliances and upgraded mechanical equipment for low-maintenance ownership. Sustainable Power: The larger unit features owned solar, drastically reducing overhead and increasing your net margins. Versatile Floor Plans: Designed for the modern traveler. These spaces cater perfectly to vacationing families or work-from-home staycations. Private Outdoor Living: Both units are fully fenced with private rear yards perfect for guest BBQing, entertaining, or relaxing under the sun. Strategic Location: High Demand, High Occupancy. This property sits at the heart of the action, drawing a diverse crowd of visitors year-round: Nearby Activities: Lake Tahoe for Biking, Hiking, Boating & Skiing, Golden 1 Center, The DOCO, Professional Baseball & Basketball, plus the upcoming Sac Republic Soccer 20K Stadium Stadium. Urban Perks: Minutes from Downtown Sacramento's premier dining, nightlife, and shopping. With off-street parking, private outdoor spaces, and a location that sells itself, this duplex isn't just a property it's a high-performance business. Whether you are a seasoned operator or looking for your first major STR win, this is the asset you've been waiting for. Don't miss out on one of Sacramento's most versatile income-producing businesses.

Directions

Directions to Property: Merge onto US-50 W Continue straight to stay on US-50 W Take exit 3 for Jefferson Blvd Turn right onto Jefferson Blvd Follow Merkley Ave and Westacre Rd to Rockrose Rd Turn left onto Merkley Ave Turn right onto Westacre Rd Turn left onto Rockrose Rd Destination will be on the left

Cross Street: Westacre Road

General Information

% Ownership Being Sold: 100.00%

Property Subtype: Business Opportunity

County: Yolo

APN: 008-482-019-000

Zoning: R1

Census Tract:

Approx SqFt / Source: 2100 / Owner

Lot SqFt (approx) / Source: 6400 / Assessor Agent-Fill

Lot Size Dimensions:

Special Licenses: Business

Days of Operation: Open 7 Days

Labor Information:

Ownership Type:

Management: Owner

Employees: None

Room Capacity:

Years Owned: 2

County Transfer Tax:

City Transfer Tax:

Business Name:

Seating Capacity:

Year Established: 2024

Total Parking Spaces: 3

Parking Features: Private, Public

Financials

Financial Data Source: Owner, Other

Financial Data Verified:

Gross Scheduled Income: \$125300

Net Operating Income: \$89662

Estimated License Value:

Estimated Inventory Amount:

Operating Expense: \$11000

Insurance Expense: \$2000

New Taxes Expense:

Licenses Expense:

Profit & Loss: Yes

Tenant Pays: None

Lease Deposit Amount:

Rent Per Month:

Total Actual Rent:

Existing Lease Type:

Lease Term:

Lease Deposit:

Years On option:

Option Renewable:

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Financials

<p>Supplies Expense: \$1000 Other Expense: Annual Cost Goods Sold: Annual Salaries: Annual Telephone Expense: \$1000.00 Annual Accounting Expense: Annual Advertising Expense: \$15.00 Annual Utility Expense: \$5400.00</p>	<p>Option Terms:</p>
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Disclosures / Restrictions

<p>Disclosures / Documents:</p>	<p>Bonds/Asmts/Taxes: Unknown Inclusions: License, Fixtures & Equipment, Real Estate, Other</p>
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Property Information

<p>Special Information: Location: City Building Features: 8 Ft Ceilings Property Condition: Updated/Remodeled, Exterior-Very Good, Yard Fenced, Interior-Very Good Construction Materials: Stucco Foundation: Raised Roof: Shingle, Composition Walls: Sheetrock Flooring: Luxury Vinyl Plank, Tile Business Type: Real Estate Stories: 1 Cooling: Central Heating: Central</p>	<p>Security Features: Smoke Detector, Video System Accessibility Features: Lot Features: Auto Sprinkler F&R, Low Maintenance, Corner, Sidewalk/Curb/Gutter, Landscape Back, Landscape Front Topography: Level Frontage Type: Road Frontage: Utilities: Internet Available, Sewer Connected, Natural Gas Connected Electric: 220 Volts Pwr Prod Type: Photovoltaics Pwr Prod Ownership: Seller Owned Pwr Prod Desc: Solar Panels Pwr Prod Size: Pwr Prod Yr Inst: Water Source: Water District, Public Sewer: Public Sewer</p>
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Not Available for Property Type

Search Criteria

Additional Photos



All data, photos, visualizations and information regarding a property, including all measurements and calculations of area, has been obtained from various sources and has not been, and will not be verified by the listing broker, except as required by the MLS Rules, or MLS. Information on this website may be from sources other than broker, sellers and/or MLS, may include information generated using artificial intelligence, digitally altered photographs or images, and is not guaranteed as complete, accurate or reliable. All data, photos, visualizations and information regarding a property is provided "AS IS" and without any warranty, express or implied, and should be independently reviewed and verified for accuracy.

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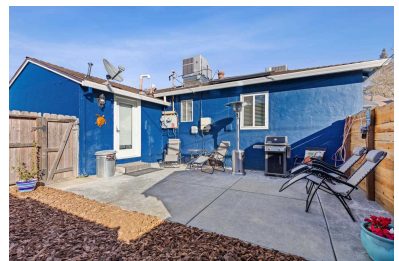
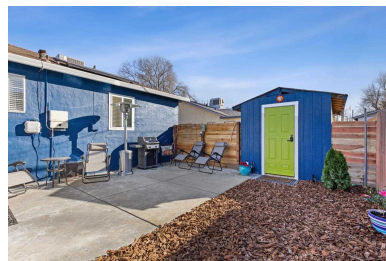
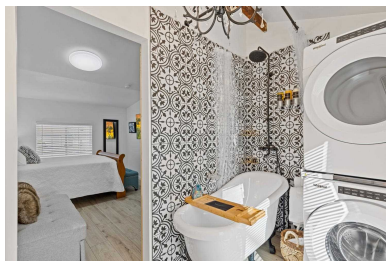
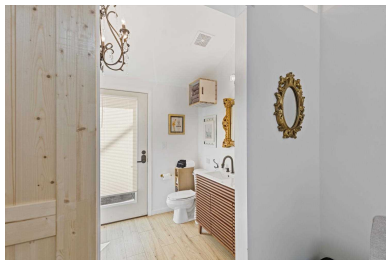
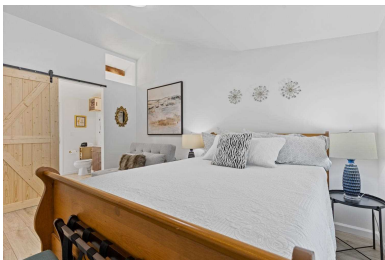
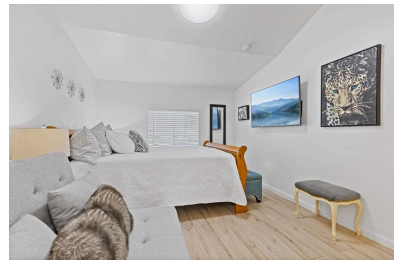
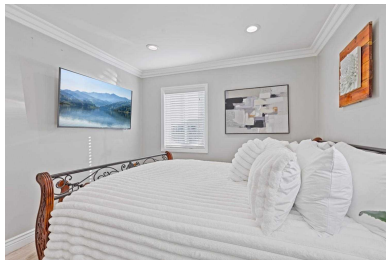
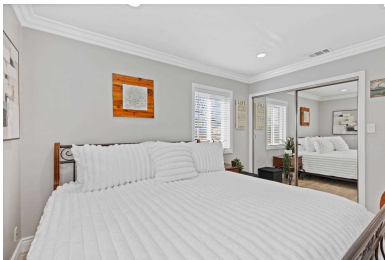
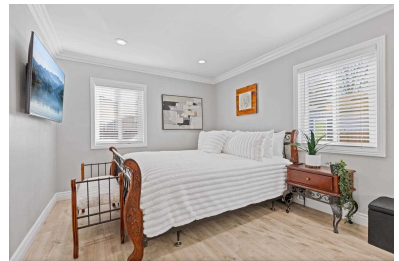
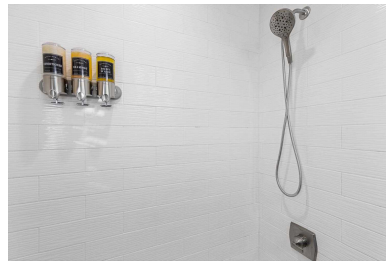
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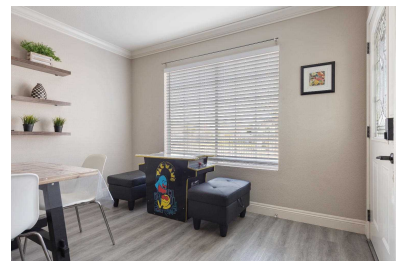
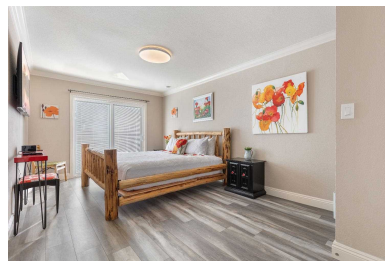
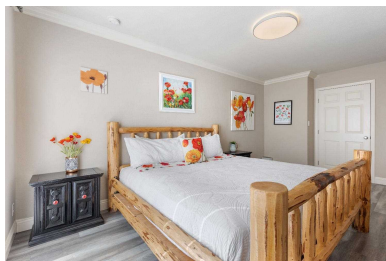
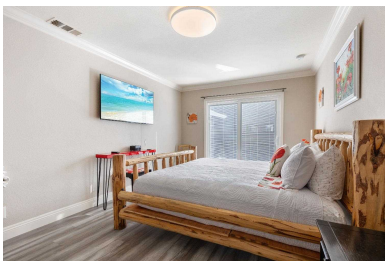
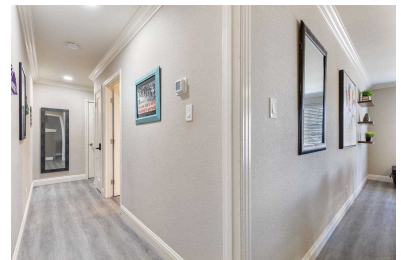
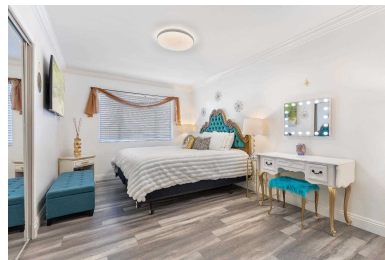
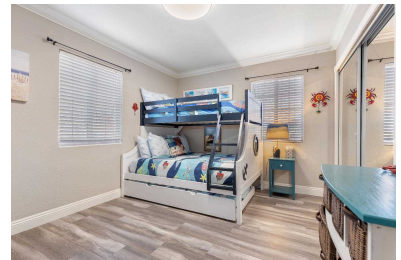
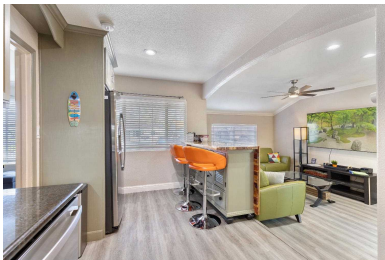
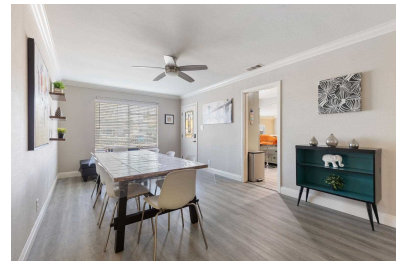
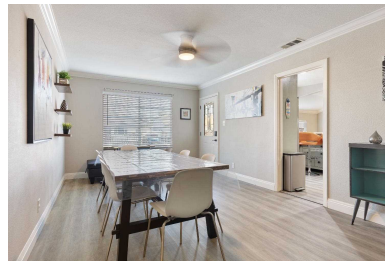
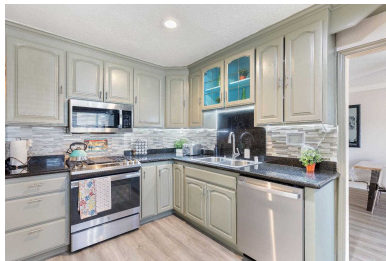
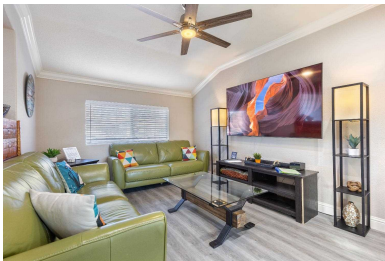
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