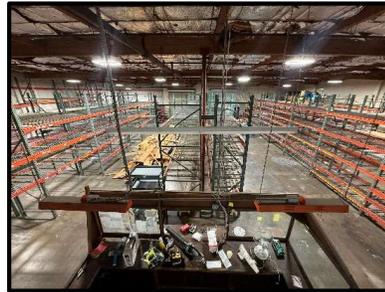


Owner/User Retail/Industrial - Sale/Lease

Possible Multifamily Redevelopment Site



PROPERTY DESCRIPTION

Address: 1905-1907 S Street, Sacramento, CA 95814
Building Size: +/- 9,480 Sq. Ft.
Mezzanine: +/- 3,040 Sq. Ft.
Outside storage building: +/- 700 Sq. Ft.
APN: 010-0023-015
Parcel Size: 0.29 acre (12,800 sq. ft.)
Zoning: C-2 SPD (General Commercial)
Year Built: 1965 (Jim's Color Corner since around 1995)
Construction: Tilt-up concrete
Power: 400 Amps, 120/208V & 120/240V, 3-phase
Roof: Flat foam (last resurfaced 2021)
Lighting: LED in warehouse
Clear Height: 15+ feet (fully insulated)
HVAC: Upstairs mezzanine only
Rollup Doors: Two (10' wide x 12' tall)
Restrooms: Two sets, each with two private sink/toilet (4 total)
Fire Sprinklers: In place

LOCATION HIGHLIGHTS

Prime Midtown Sac infill location: Near Safeway and Ice Blocks
Potential Uses: Retail / Showroom / Flex / Industrial / Multifamily
Residential Housing: Possible 76,800 sq. ft. multifamily development with in place C-2 zoning permitting up to six floors
Light Rail Station: Only six blocks away @ 23rd & R Street



Sale Price
\$1,895,000
Lease Rate
\$13,950/mo. NNN

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

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