

# FOR SALE

# \$750,000

1130 CONROY LN,  
BLDG 300  
ROSEVILLE, CA 95661



## Building 300

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### Property Highlights:

- 3,254 s.f. medical/office condominium
- Placer County APN 014-270-057-000
- Former Surgery Center with abundant plumbing
- Single Tenant building
- Ideal for an investor or owner-user
- Available individually or as part of a portfolio
- Business Professional zoning
- Abundant Parking
- Easy access to highway 80
- Outstanding Roseville location



The information contained herein including square footages 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.

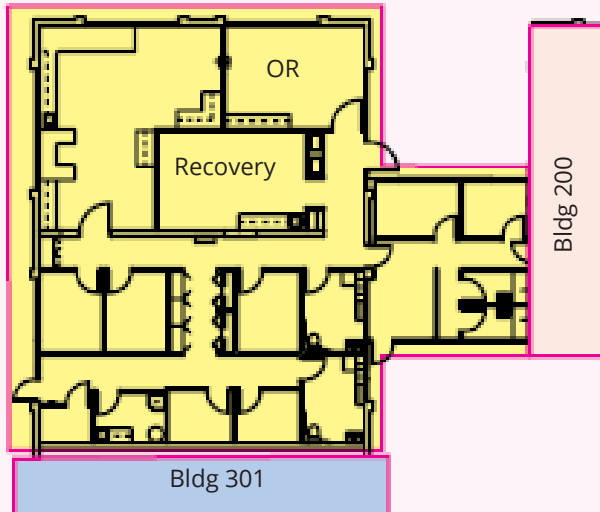
**RE/MAX**  
COMMERCIAL

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Existing Bldg Floor Plan of Building 300



| Bldg 300          |                                        |
|-------------------|----------------------------------------|
| Size              | 3,254 SF                               |
| Sale Price        | \$750,000                              |
| Sale Type         | Owner-User                             |
| Tenant            | Single Tenant                          |
| Existing buildout | Professional/<br>Institutional/Medical |