

AVAILABLE FOR SALE BUSINESS AND REAL ESTATE

Cal State Auto Smog & Repair

20 YEARS OF LOYAL CUSTOMERS

4701 Fruitridge Rd
Sacramento Ca 95820



Over 20 Years of Business

An exceptional, turn-key investment opportunity awaits at the highly trafficked corner of Fruitridge and Lawrence. For the first time in over two decades, the renowned **Cal State Auto Smog & Repair** business is being offered for sale alongside its prime real estate assets. This is a rare chance to buy not just a thriving, cash-flowing business, but also the physical land and building, providing a secure foundation for long-term wealth and equity.

For over 20 years, Cal State Auto Smog & Repair has served the Sacramento community, building an outstanding reputation and a deeply loyal customer base. The business operates with excellent profit margins, sustained by high-volume repeat clientele and a constant stream of local traffic.

Strategically situated on a highly visible corner lot with excellent ingress/egress, the property boasts prominent street frontage, high daily vehicle counts, and versatile bay configurations suitable for continued automotive operations or future expansion. Whether you are an experienced automotive operator looking to acquire a top-tier location with immediate cash flow, or a commercial investor seeking a high-yielding asset on a premier corner, this property delivers on every metric.

Owning both the business and its real estate at \$1.3

CONTACT US

A business card for Danny Ly, Realtor. The card features the logo for "LY & ASSOCIATES Commercial Real Estate" with a stylized "LY" and a house icon. Contact information includes phone number 916 761 2888, address 9245 Laguna Springs Dr Ste 200 Elk Grove CA 95758, email lyassociatesre@gmail.com, and website www.lyassociatesre.com. A circular portrait of Danny Ly is shown. The text "DANNY LY REALTOR DRE#02099159" is printed below the portrait. At the bottom, it says "tiếng Việt / 說中文".



AVAILABLE FOR SALE

PROPERTY & BUSINESS



LY & ASSOCIATES
Commercial Real Estate

Cal State Auto Smog & repair

PROPERTY and BUSINESS HIGHLIGHTS

- Great location
- Establish business
- Extra lot in the back
- Easy in/out freeway
- Instant profit
- Loyal Client
- SBA eligible



Local Business

