

FOR SALE OR LEASE

5723 Marconi Avenue
Carmichael, CA 95608

Price: \$995,000 (\$199/SF)



MEDICAL OFFICE BUILDING

- +/- 5,000 SF - Newer State of the Art Fully Furnished Dental Clinic
- +/- 3,500 SF Dental Offices Completed in 2016 and +/- 1,500 SF Office Suite
- Established Location in Oak Leaf Office Park
- Beautiful Spanish Style Architecture
- Great Value for Building and Improvements

For Sale: \$995,000

For Lease: \$1.55/SF MG

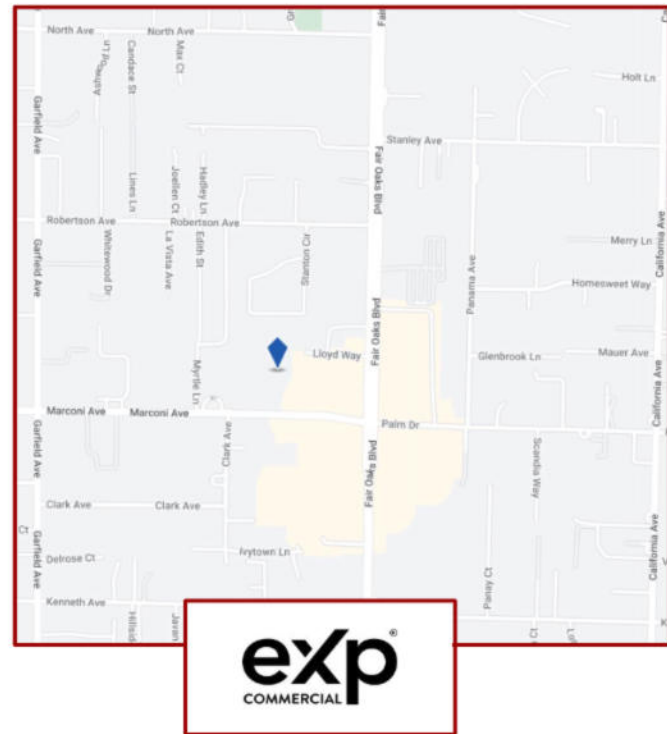
Exclusively listed by:

TONY WOOD

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COMMERCIAL

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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

Explore your next professional practice Location in Sacramento-Carmichael! Welcome to a quality, modern construction that stands as a testament to sophistication and functionality! Presenting a free-standing medical and office building nestled in the Oak Leaf Office Park, this is a unique opportunity tailor-made for dentists and doctors seeking a strategic investment or a dream workspace in the Sacramento- Carmichael area. Features include: 3,500-square-foot state-of-the-art dental offices completed in 2016; Additional 1,500-square-foot office suite; Impeccable newer construction with a contemporary aesthetic.

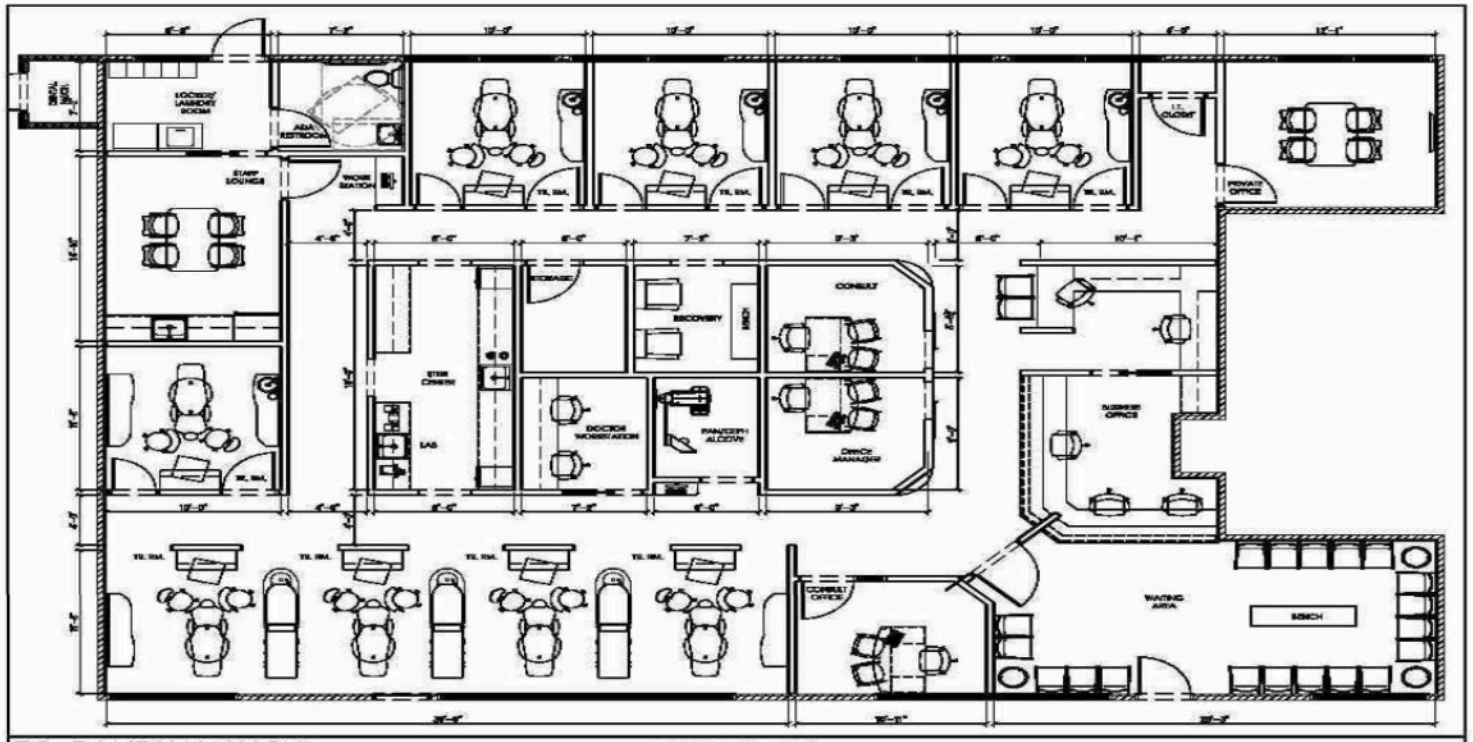
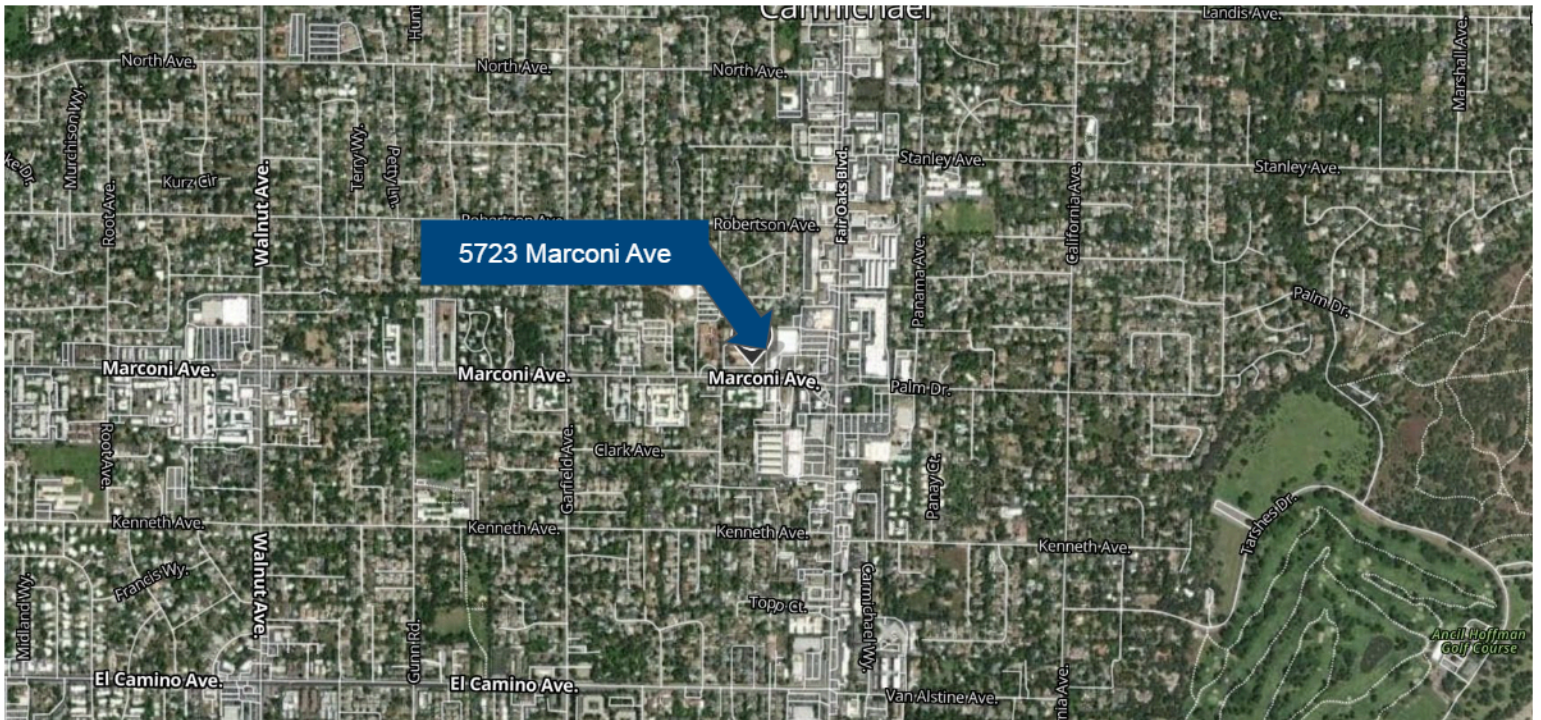


Price For Sale	\$995,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Sale Type:	Owner User
Lot Size:	0.29 AC
Rentable Building Area:	5,000 SF
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No. Stories:	1
Year Built:	1984-REMODEL 2016
Tenancy:	Single
Parking Ratio:	5/1000
Zoning Description:	SC, Carmichael
APN / Parcel ID:	272-0160-029
Walk Score @:	65 (Somewhat Walkable)

For more information,
please contact:

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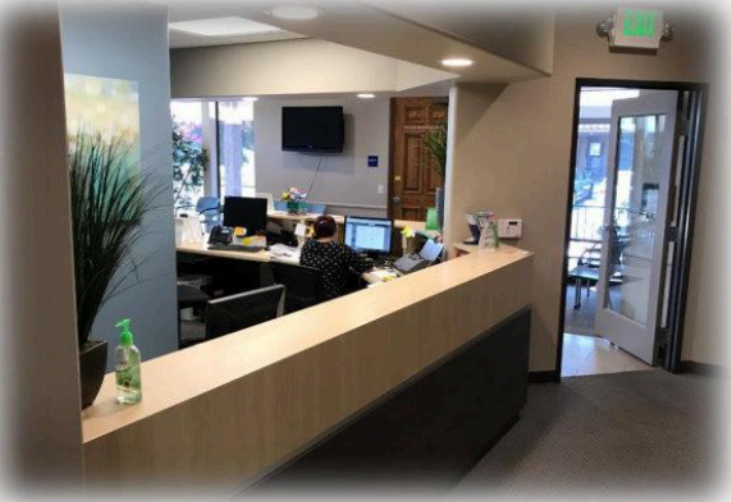
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PROPERTY PHOTOS

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