

2234 Auburn Blvd Sacramento, CA 95821

Sale Price: \$1,700,000



For sale

Two free-standing buildings on one parcel - ±7,725 SF total



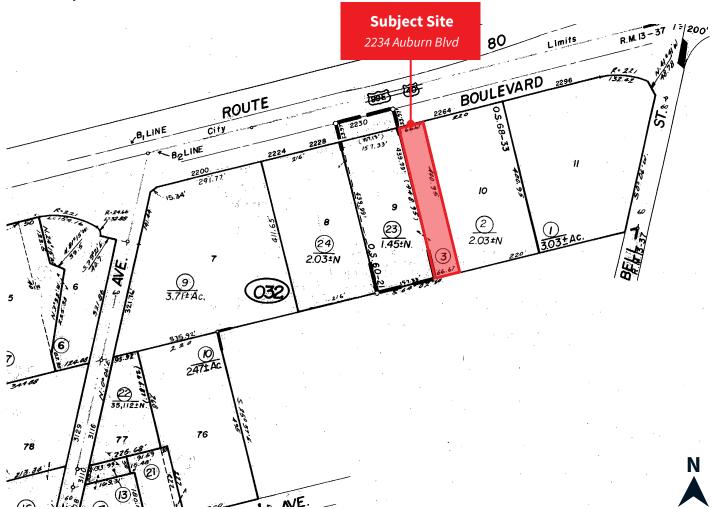
Property Information

Highlights

- Total available SF:
 Street facing building: ±3,600 SF
 Back building: ±4,125 SF
- Total site size: ±0.61 acres

- Freeway frontage
- Zoned SPA (Special Planning Area)
 West Auburn Blvd Special Planning Area

Parcel Map





View or download the full West Auburn Blvd Special Planning Area report

Allowed uses (partial list)

Automotive Sales, Services, Repair Services

Auto rental or lease agency, Including limousine service

Auto, Service – Repair – Replacement (not a part of auto sales, new)

Auto Parts and Accessory Store

Camper Shell – sales, repair, rent

Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Ultra-Light, Moped - sales, rent, service, repair

Appliance repair shop

Electronic equipment repair

Recreation Equipment Sales

Athletic Equipment and Sporting Goods

Bicycle sales, rent, service

Golf Cart – sales, repair, rent

Tackle Shop

Offices

Home Accessories and Services

Antique store

Appliance store

Floor covering, drapery or upholstery store

Furniture store

Gardening-landscape supply store

Interior decorators service yard and workshop

Paint and wall paper store

General glass sales and services

Residential

Apartment - multi-family dwelling, condominium

Transportation Facilities and Services

Parking lot

NOTE: This partial list is provided as a courtesy only, and is any potential occupant's responsibility to confirm any intended use for the property with the Sacramento County Planning Department: SacPlan@saccounty.gov or (916) 874-6141.





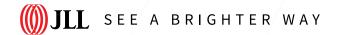


3 Hampton Inn & Suites

2 Holiday Inn & Suites

Niello Porsche

4 Maita Collision Center



2234 Auburn Blvd

For sale

Two free-standing buildings on one parcel - ±7,725 SF total

JLL

Mike Luca, SIOR

Senior Managing Director
Mike.Luca@jll.com
+1 916 214 0466
RE Lic. 01447904

CBRE, Inc.

Matt Susac

First Vice President
Matt.Susac@cbre.com
+1 916 781 4832
RE Lic. 01979110

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL doe snot accept any liability for any loss or damage suffered by any party @resulting from reliance on this information If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved. JMYERS AuburnBlvd_2234 @Marketing