



2400 SF STOREFRONT RETAIL/OFFICE FOR SALE

6224 WALNUT AVE, ORANGEVALE, CA 95662

PROPERTY FEATURES

**PROPERTY TYPE: RETAIL /
STOREFRONT**
BUILDING SIZE: ~2,400 SQFT
LOT SIZE: 8,160 SQFT
ZONING: GEN COMMERCIAL
YEAR BUILT: 1961
BUILDING COUNT: 1

8-FOOT ROLL-UP DOOR
PREVIOUSLY PERMITTED FOR
AUTOMOTIVE SERVICE USE
TENANT IN PLACE
EXCELLENT OWNER-USER
POTENTIAL

**THE BUILDING FEATURES AN 8-
FOOT ROLL-UP DOOR AND WAS**
PREVIOUSLY OPERATED WITH
PERMITS FOR AUTOMOTIVE
SERVICE, WITH POTENTIAL FOR
ALTERNATIVE PERMITTED USES
SUBJECT TO CITY APPROVAL.
BUILT IN 1961 AND CURRENTLY
TENANT-OCCUPIED, THE
PROPERTY PROVIDES IMMEDIATE
INCOME WITH LONG-TERM
FLEXIBILITY. THIS IS AN
EXCELLENT OPPORTUNITY TO
ACQUIRE A FUNCTIONAL
COMMERCIAL BUILDING WITH
STRONG USE POTENTIAL AND
INVESTMENT VALUE.



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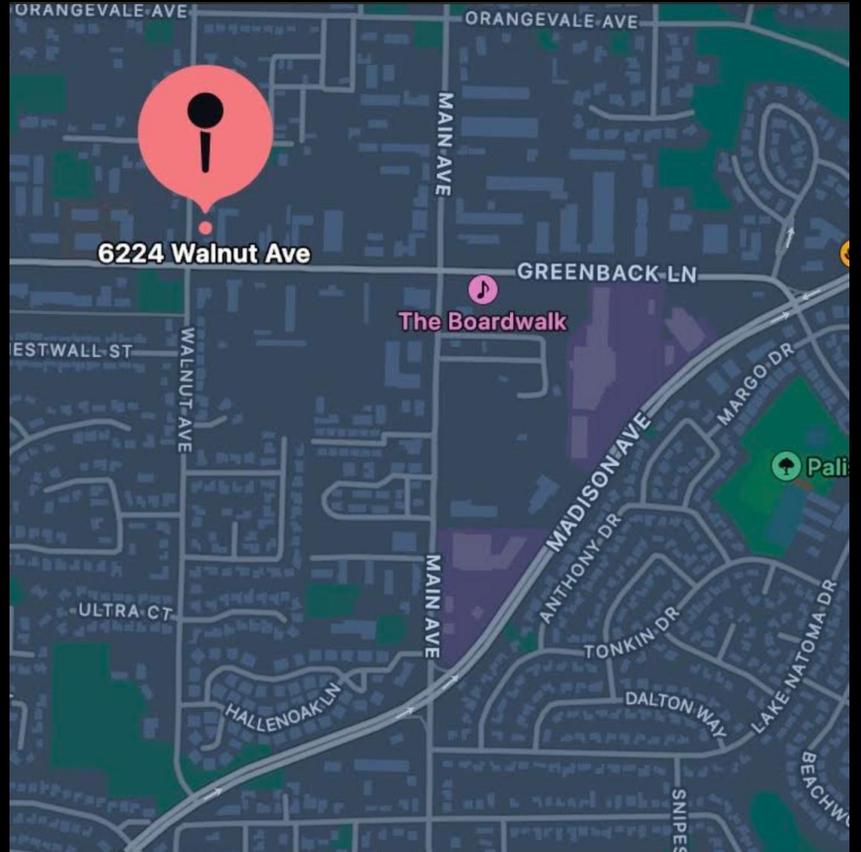
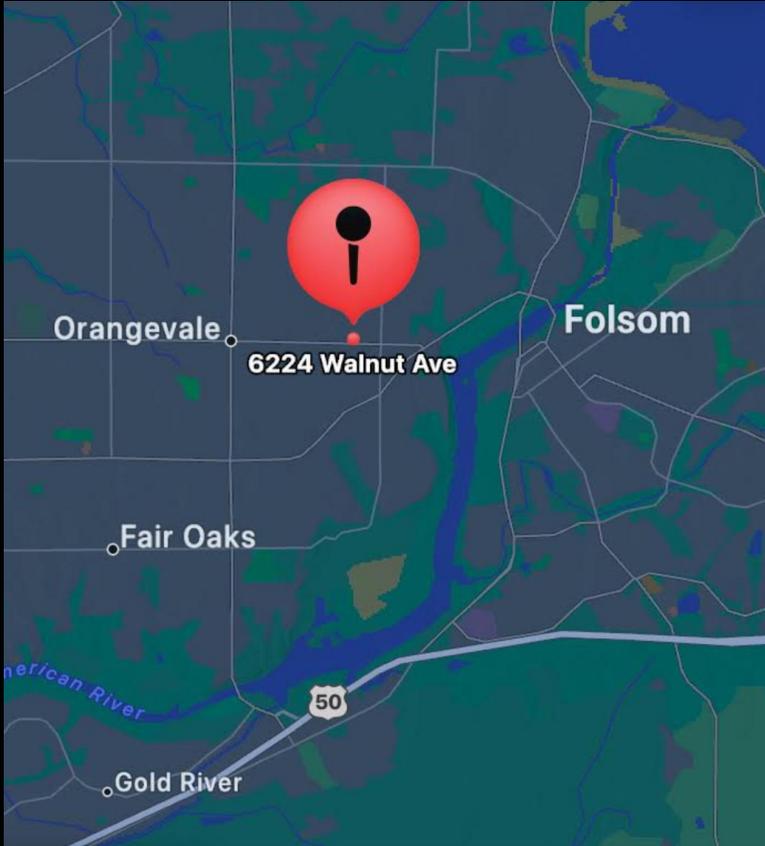


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