

OFFICE CONDO FOR SALE

Sale Price: \$ 645,000

3838 WATT AVE # F-600
SACRAMENTO, CA 95821



Ranga Pathak
Broker Associate
RE/MAX Gold
CA DRE 01364897
916-201-9247
ranga.pathak@norcalgold.com

Property Highlights:

- Office Condominium for sale
- 3,077 sf unit in a business park setting
- Fully improved suites featuring multiple offices, conference room, open office areas, two large restrooms, reception and waiting area
- Abundant parking
- Landscaped grounds
- Immediate freeway access

The information contained herein including square footage 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.



EXECUTIVE SUMMARY

3838 WATT AVE # F-600
SACRAMENTO, CA 95821

RE/MAX Gold is pleased to present the opportunity to acquire a fee simple interest in the office condominium located at 3838 Watt Avenue, Building F-600, Sacramento, CA. The property is part of Lincoln Center, a professional business park comprising six buildings divided into multiple office condominiums on approximately 2.8 acres of land. Located immediately off highway 80, the property is centrally located with respect to the entire Sacramento metropolitan area.

Building F-600 was renovated as recently as 2021 and features nine private offices, a large conference room, a reception and waiting area, break room, two large restrooms, a work area and open office space. Extensive window lines throughout the office overlook the landscaped grounds. There is abundant parking in the park shared by all the buildings.

Building F-600 is about 3,077 s.f. and is currently occupied by a law office and a tax office, but will be delivered vacant. The build-out lends itself to being suitable for most professional uses. The property is zoned Business Professional and is within the jurisdiction of the County of Sacramento.



PROPERTY PHOTOS

3838 WATT AVE # F-600
SACRAMENTO, CA 95821



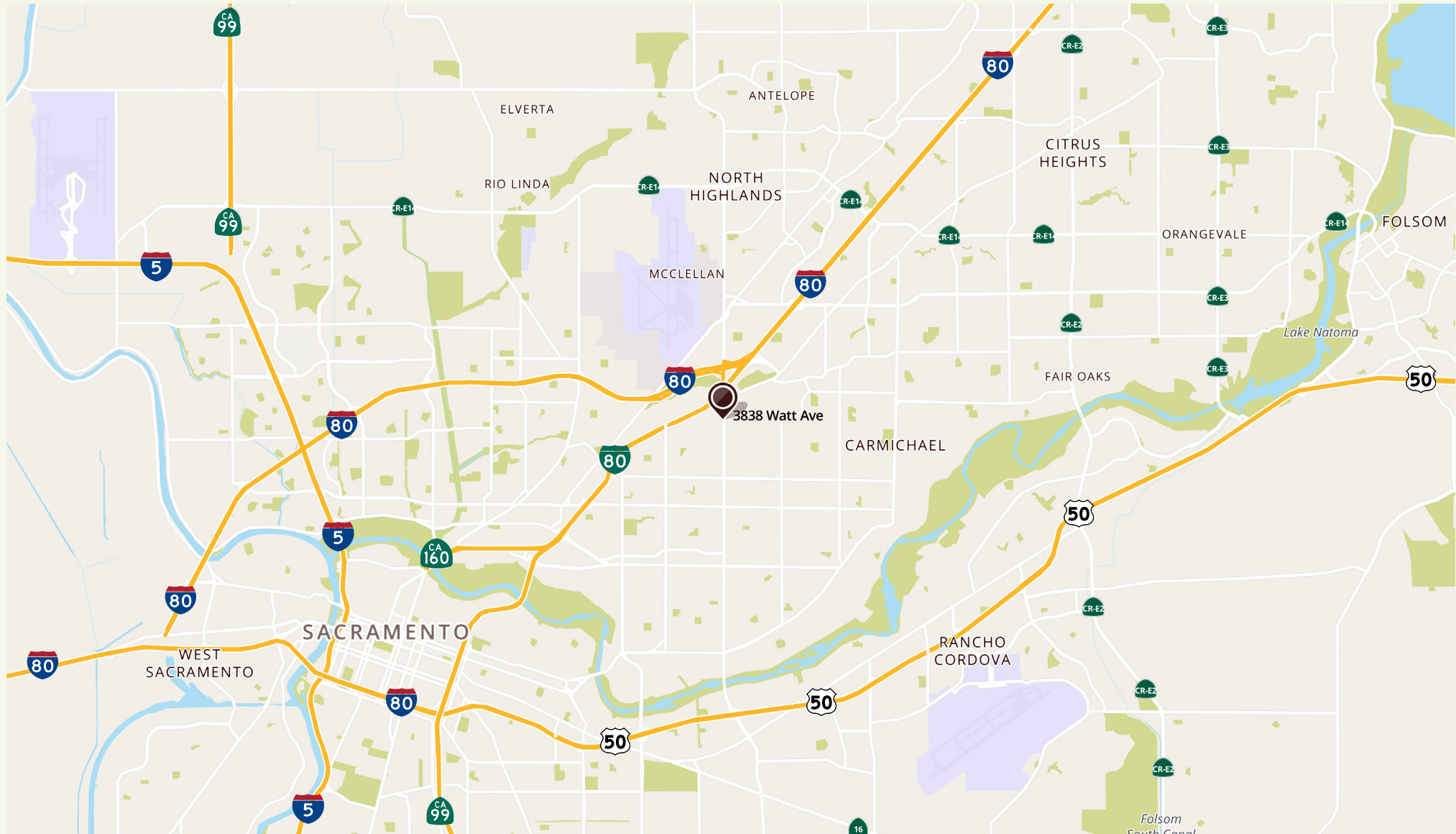
PROPERTY PHOTOS

3838 WATT AVE # F-600
SACRAMENTO, CA 95821



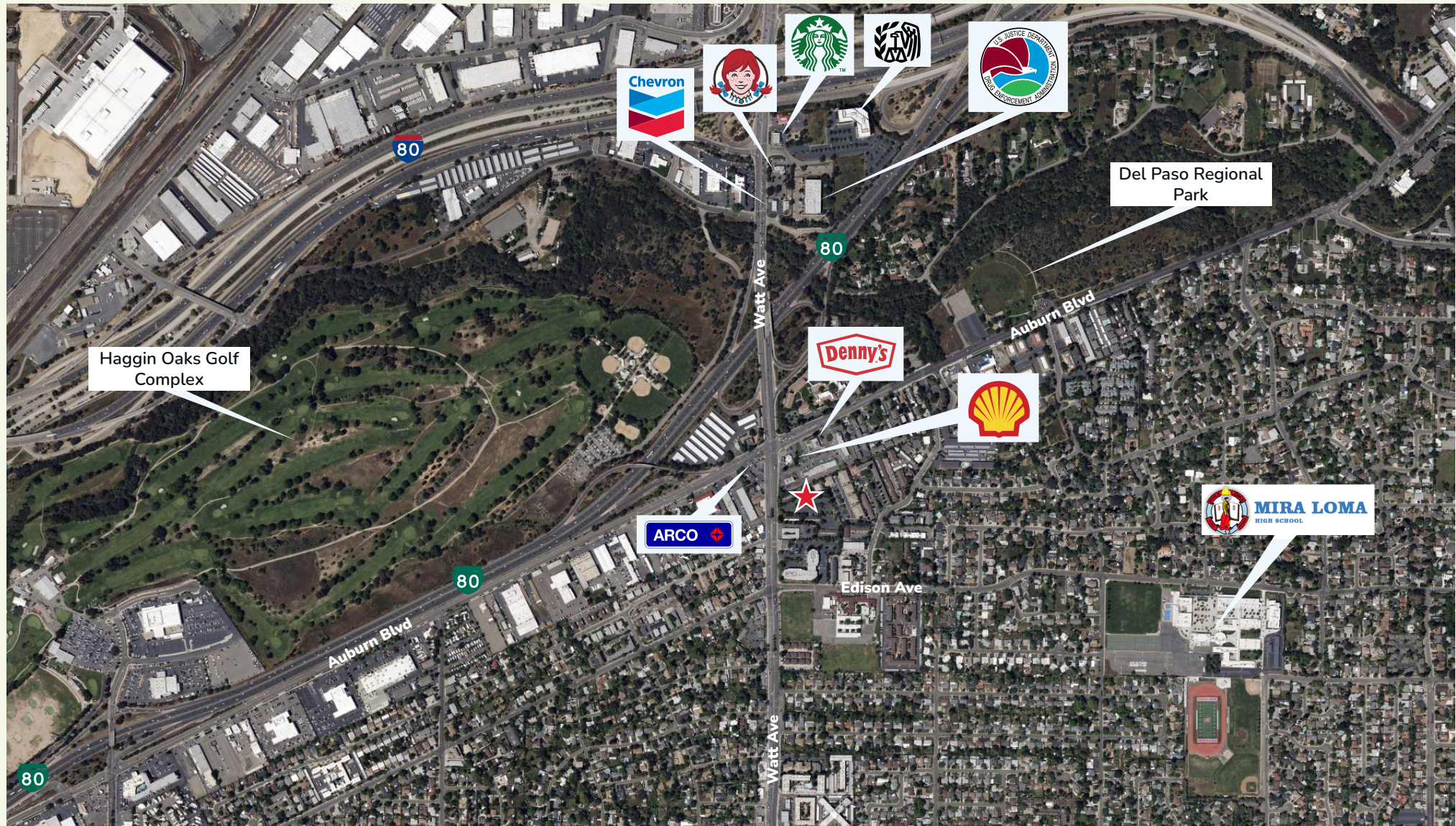
LOCATION MAP

3838 WATT AVE # F-600
SACRAMENTO, CA 95821



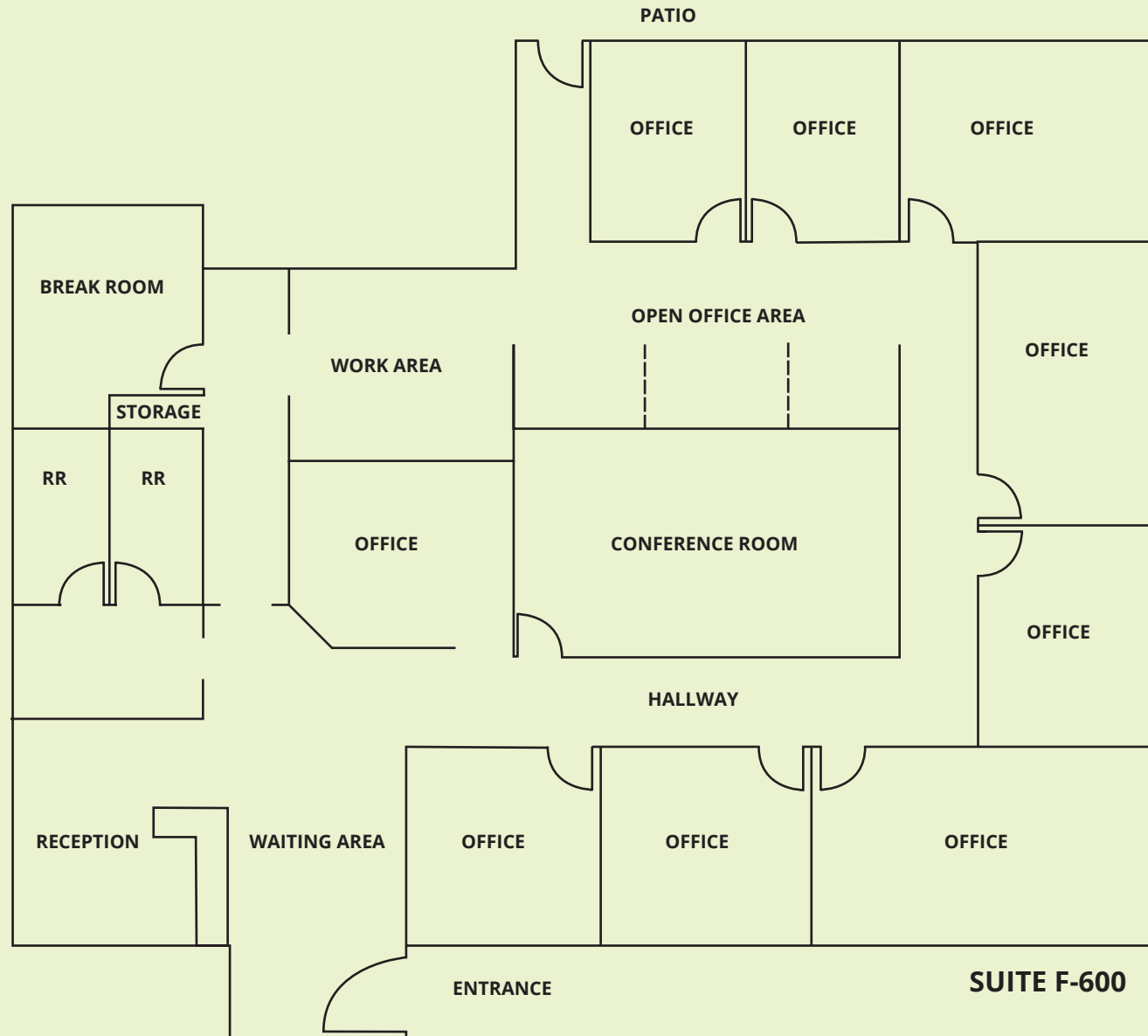
VICINITY MAP

3838 WATT AVE # F-600
SACRAMENTO, CA 95821



FLOOR PLAN

3838 WATT AVE # F-600
SACRAMENTO, CA 95821



Thumbnail sketch only not to scale

DEMOGRAPHICS

3838 WATT AVE # F-600
SACRAMENTO, CA 95821

KEY FACTS: 5 MILE RADIUS



358,891
Total Population 2022



\$80,541
Average Household Income



15,589
Businesses



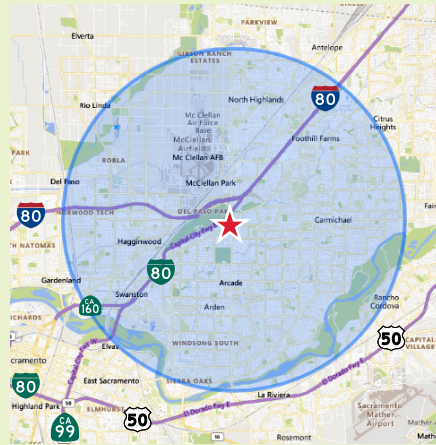
120,099
Daytime Employees



70,699
Owner Occupied Households



\$356,143
Median Home value



ADT 52,219 Watt Ave. at Auburn Blvd. (2022)

Data obtained from CoStar