

# SHOP WITH YARD - FOR SALE

8354 FOLSOM BLVD., SACRAMENTO, CA

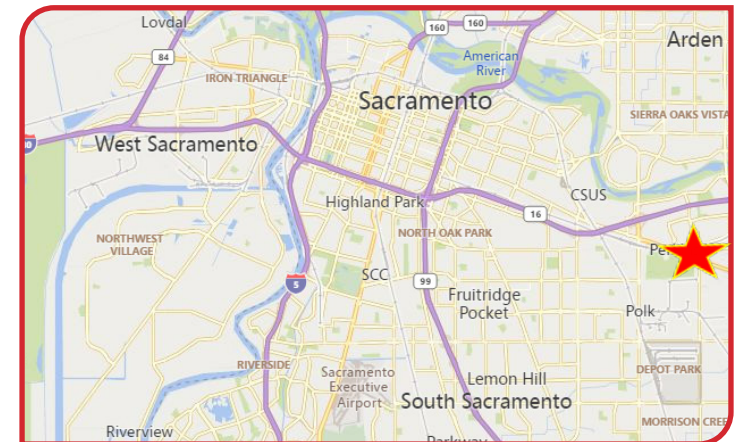


**SHOP SIZE:** 5,000± SF  
**COVERED AWNINGS:** One (1) 700± SF One (1) 1,125± SF  
**GROUND LEVEL DOORS:** Two (2)  
**LAND SIZE:** 0.53 Acres  
**ZONING:** C-2, General Commercial  
**APN:** 079-0320-006-0000

#### FEATURES:

- Ideal for auto repair or tire shop
- Corner location with access from Folsom Blvd. and Jackson Road
- Fenced / paved yard for outside storage
- 5.7 miles from Hwy 50 interchange
- Adjacent / near Chevron, 76, Arco and Shell gas stations. Starbucks, Jack In The Box, Carls Jr. restaurants, 99 Cents Only Store and Raleys Supermarket

**SALE: \$1,995,000**



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