



FOR SALE

Midtown Sacramento · ±3,588 SF

1422 28th Street

Investment / **Owner-user upside.**

A fully updated four-suite commercial building blocks from Sutter Hospital, offered with stable in-place income.

OFFERED AT

\$1,650,000



EXCLUSIVELY LISTED BY

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THE PROPERTY

Positioned on 28th Street just blocks from Sutter Hospital and the Fort Sutter Hotel, with Paragary’s restaurant across the street drawing steady traffic. Seller financing potential for qualifying buyers. 7 dedicated parking stalls for cliental or employees.

4 suites

Lot Size ± 6,400 SF

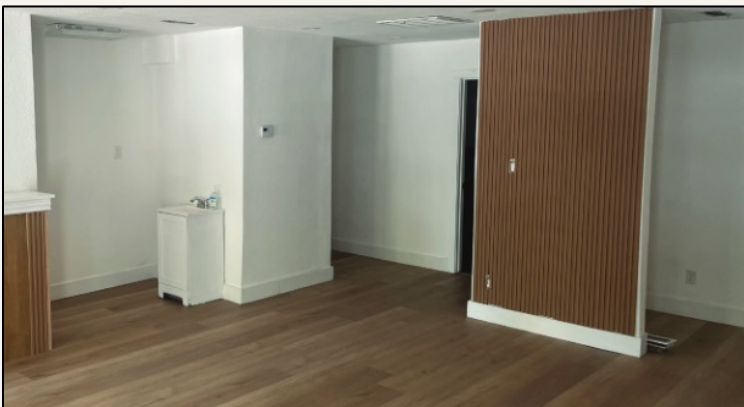
7 PARKING STALLS

100%

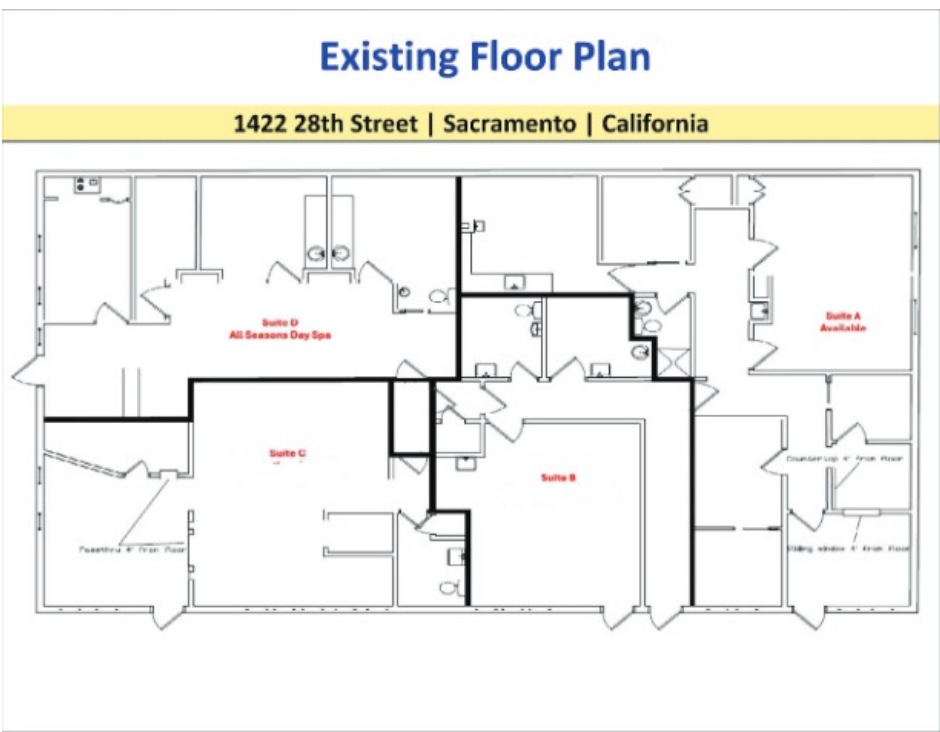
OCCUPIED

±3,588 SF

BUILDING SIZE



EXISTING FLOOR PLAN



Suites A · B · C · D

1422 28th Street, Sacramento



INCOME

Occupancy Summary

SUITE	TENANT	SIZE
A	Certified Massage	±1,100 SF
B	Self Defense Studio (Month To Month)	±800 SF
C	Convenience Store	±800 SF
D	Med Day Spa (Month To Month)	±888 SF
Total scheduled monthly rent		±3,588 SF

\$10,300.00



FINANCIAL SUMMARY

	ANNUAL
Gross Rental Income	\$123,600
Expenses	
Insurance	(\$4,000)
Taxes	(\$18,975)
Operating Expenses	(\$11,000)
Total Expenses	(\$33,975)
Net Operating Income	\$89,025

\$1,650,000

OFFER PRICE

SCHEDULE A SHOWING

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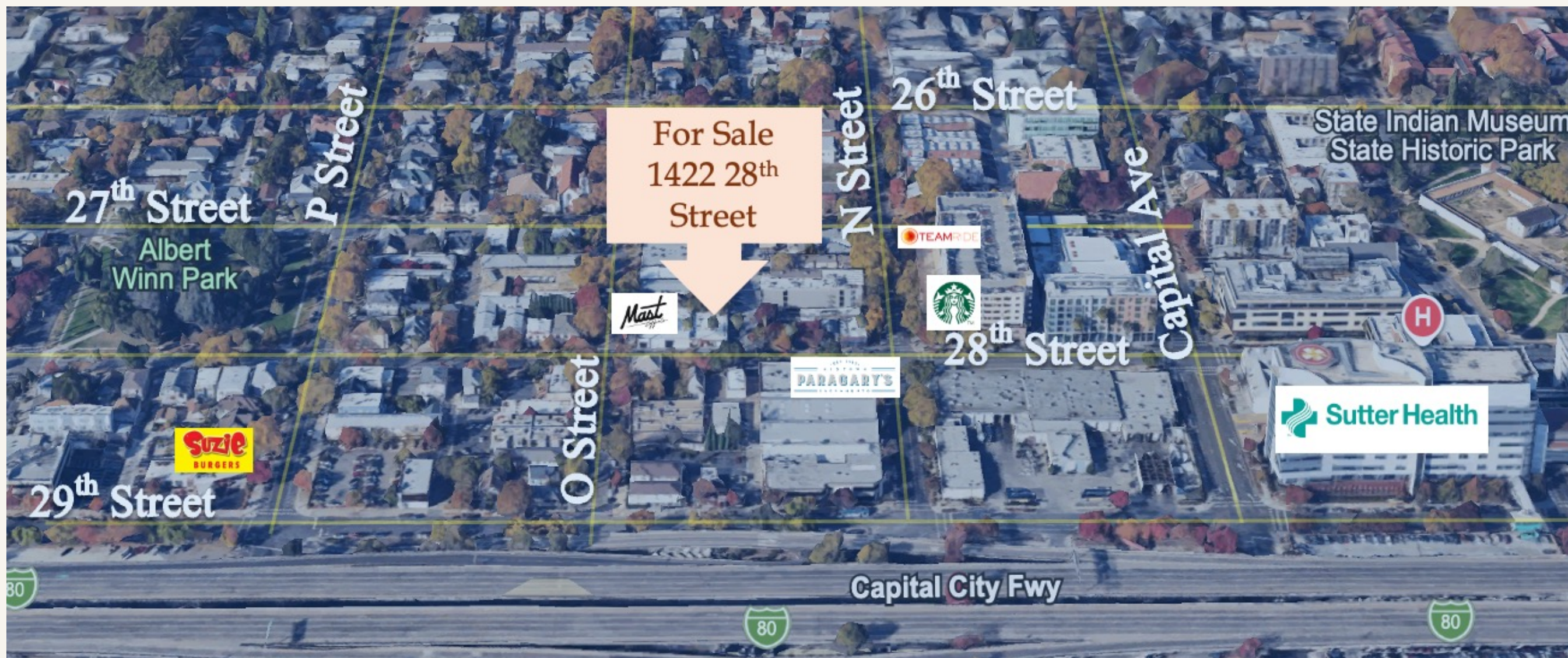


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LOCATION

The Heart of Midtown

Between 28th and N, one block from the Sutter Health, with Capital City
Freeway access a couple blocks away.



Sutter Health

2 BLOCKS AWAY

Paragary's

ACROSS THE STREET

Starbucks · Mast

SAME BLOCK

Capital City Fwy

DIRECT ACCESS