

# FOR SALE HIGHLY VISIBLE 0.55 ACRE PARCEL



## 4020 NORTH FREEWAY BLVD SACRAMENTO, CA

### FEATURES:

- Zoned M-1 (retail and office uses allowable with Conditional Use Permit)
- 0.55 acre
- Adjoins professional office building with mature landscaping
- All utilities are on the street
- Parcel can accommodate up to an approximately 7,000 SF building

### COMMENTS:

- Fantastic visibility to westbound I-80 on-ramp.
- Great signage and marketing potential to high traffic area
- Quick access to I-80

**PURCHASE PRICE:** \$299,000.00 (\$12.50 PSF)  
**GROUND LEASE RENT:** \$2,425.00, NNN

### FOR MORE INFORMATION CONTACT:

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## ETHAN CONRAD

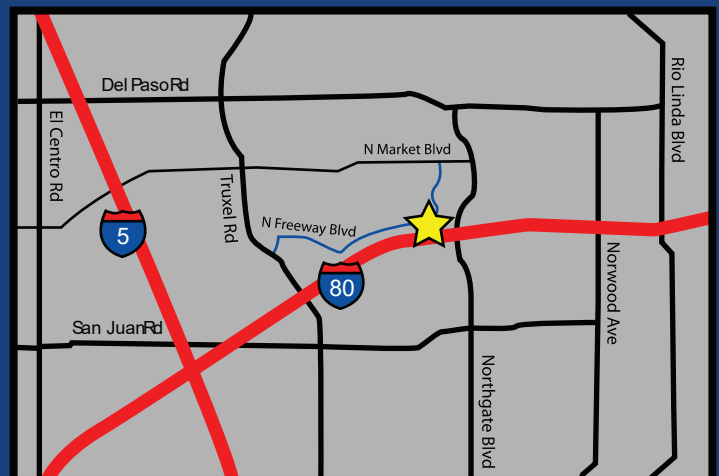
PROPERTIES

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*The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.*

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