

OWNER USER RETAIL BUILDING TWO UNITS

INCOME PRODUCING TENANT OF OVER \$7,000.00 A MONTH,
FIVE YEAR LEASE AND 4% ANNUAL INCREASE

FOR SALE \$850,000.00

6720 FRUITRIDGE ROAD, SACRAMENTO CA 95820



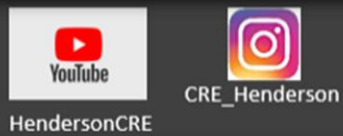
RETAIL BUILDING HIGHLIGHTS

- **RETAIL BUILDING: 6,400 Square Feet**
- **LAND SF 17,350 - ACRES 0.39**
- **ZONED (C-2)**
- **NUMBER OF UNITS: (2)**
- **FENCED BACK YARD: YES**
- **CUP IN PLACE APPROVED CANNABIS USE**
- **DAILY TRAFFIC COUNT 12,332**

UNIT ONE: LEASED: 3,634 SF with a five (5) year lease and income producing of over \$7,000.00 a month. A 4% annual increase.

- **UNIT TWO: AVAILABLE: 2,766 SF**
- **OWNER USER OR INVESTMENT USE**
- **OPEN FLOOR PLAN WITH TWO RESTROOMS**
- **ONE EXISTING OFFICE**
- **BACK STORAGE FOR DELIVERY AREA**
- **DOUBLE DOORS IN THE BACK**





se habla español
310 - 367 - 8933



Lu Ann Henderson
Senior Vice President, GQ North Real Estate

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