

Lu Ann Henderson
GQ North Real Estate
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01912126

OFFERING MEMORANDUM



2850 47th Ave
Sacramento, CA 95822



±4,224 SF 4 BAY INDUSTRIAL SHOP | ±0.38 ACRES

AUTO-SERVICE FACILITY WITH YARD IN SOUTH SACRAMENTO

GQNorth
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±4,224 SF 4 BAY INDUSTRIAL SHOP | ±0.38 ACRES

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Exclusively Marketed by:



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Brokerage License No.: Dre#:01942200



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2850 47th Ave Sacramento CA 95822
BUILDING SF	4,224 SF
LAND ACRES	0.383
LAND SF	16,700 SF
YEAR BUILT	1964
APN	036-0182-005-0000

FINANCIAL SUMMARY

PRICE	\$1,250,000
PRICE PSF	\$295.93

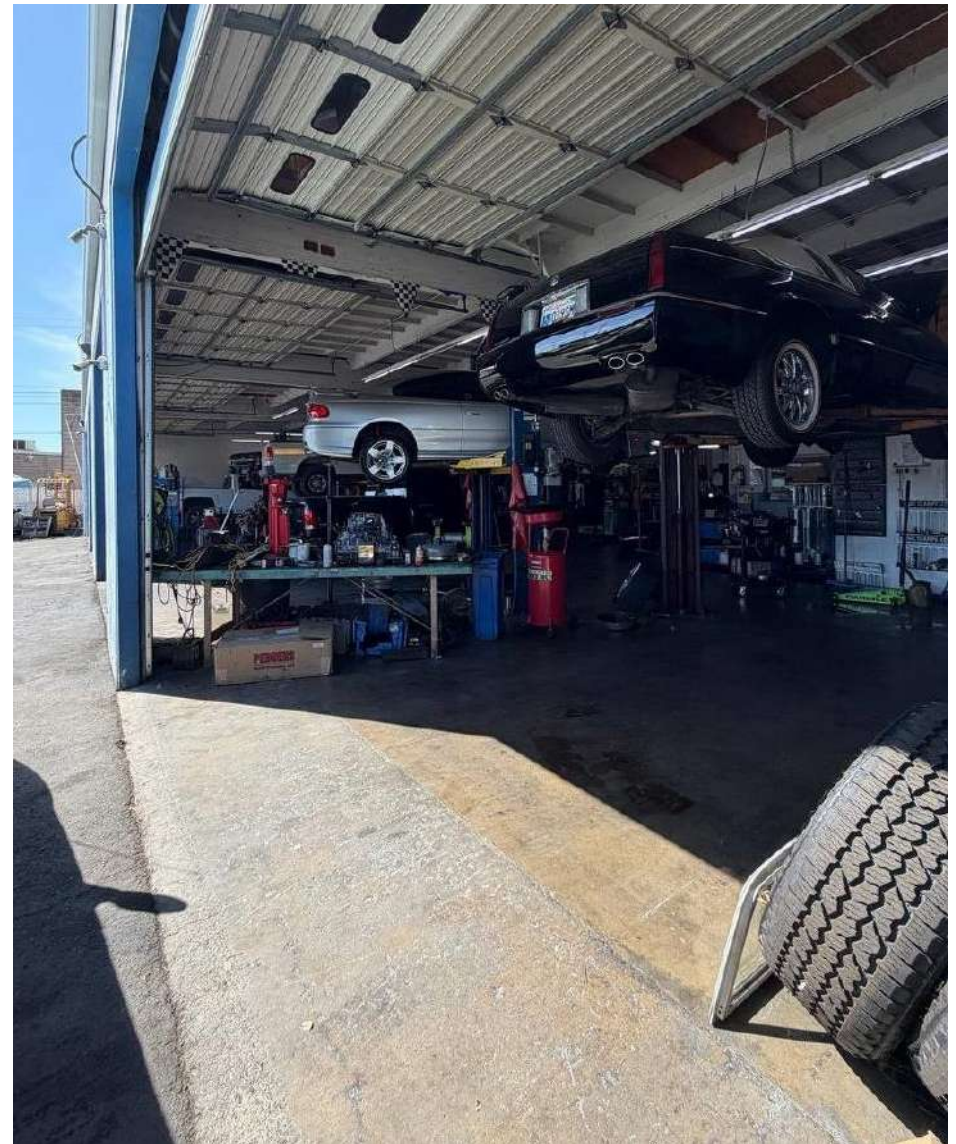
PROPERTY VIDEO HIGHLIGHTS

- ✓ 4,224 SF Fully Equipped Auto Repair Facility
- ✓ 16,700 SF Lot Providing Ample Space For Vehicle Servicing and Operations
- ✓ Four Service Bays Designed To Accommodate Multiple Vehicles
- ✓ One Small Lobby For Customers And Visitors And One Restroom
- ✓ Private, Fully Paved Fenced Yard Secured With Barbed Wire to Store Ample Cars
- ✓ Located In A Rapidly Growing Area Of Sacramento County
- ✓ Offers Ample Space For Future Growth And Operational Expansion
- ✓ Strategic Location With Strong Investment Potential



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GQ North Real Estate
10018 Fair Oaks Blvd., Fair Oaks, CA 95762



- ✓ This Property Faces 47th Ave For Monument Street.
- ✓ Please Watch The Property Tour Video on YouTube.
- ✓ Call For Details Lu Ann Henderson (916) 798-8559.



02

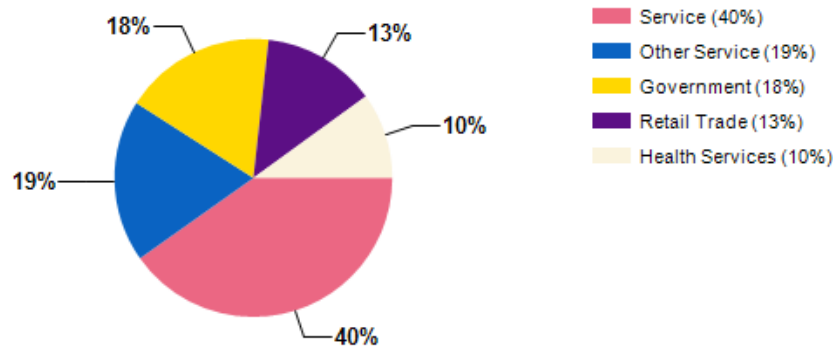
Location

- Location Summary
- Aerial View Map
- Traffic Counts

Location Highlights

- ✓ The property is near Otto Circle and 51st Avenue. Nearby businesses include FedEx, Amazon fulfillment centers, and various manufacturing companies. The area offers easy access to major transportation routes such as Highway 50 and Highway 99, facilitating the movement of goods and services. There are restaurants and retail establishments in close proximity, providing convenience for employees and visitors. The Sacramento International Airport is approximately 20 minutes away, offering convenient access for business travelers.

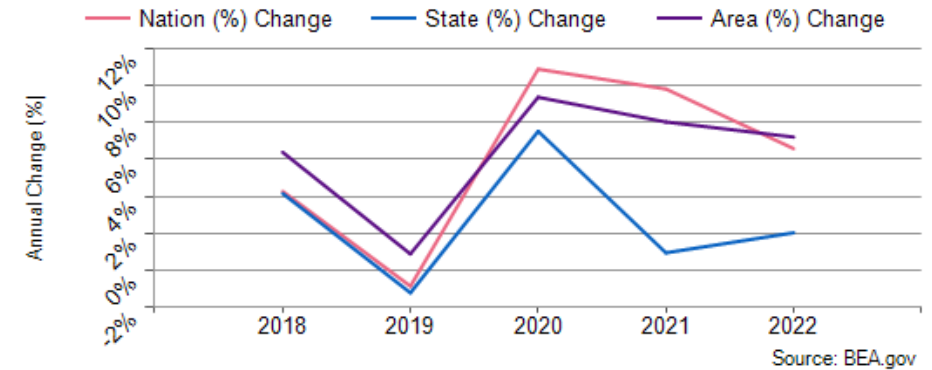
Major Industries by Employee Count



Largest Employers

State of California	113,610
UC Davis Health System	16,075
Sacramento County	13,611
Kaiser Permanente	11,856
U.S. Government	10,699
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,346

Sacramento County GDP Trend



LU ANN HENDERSON

SENIOR VICE PRESIDENT

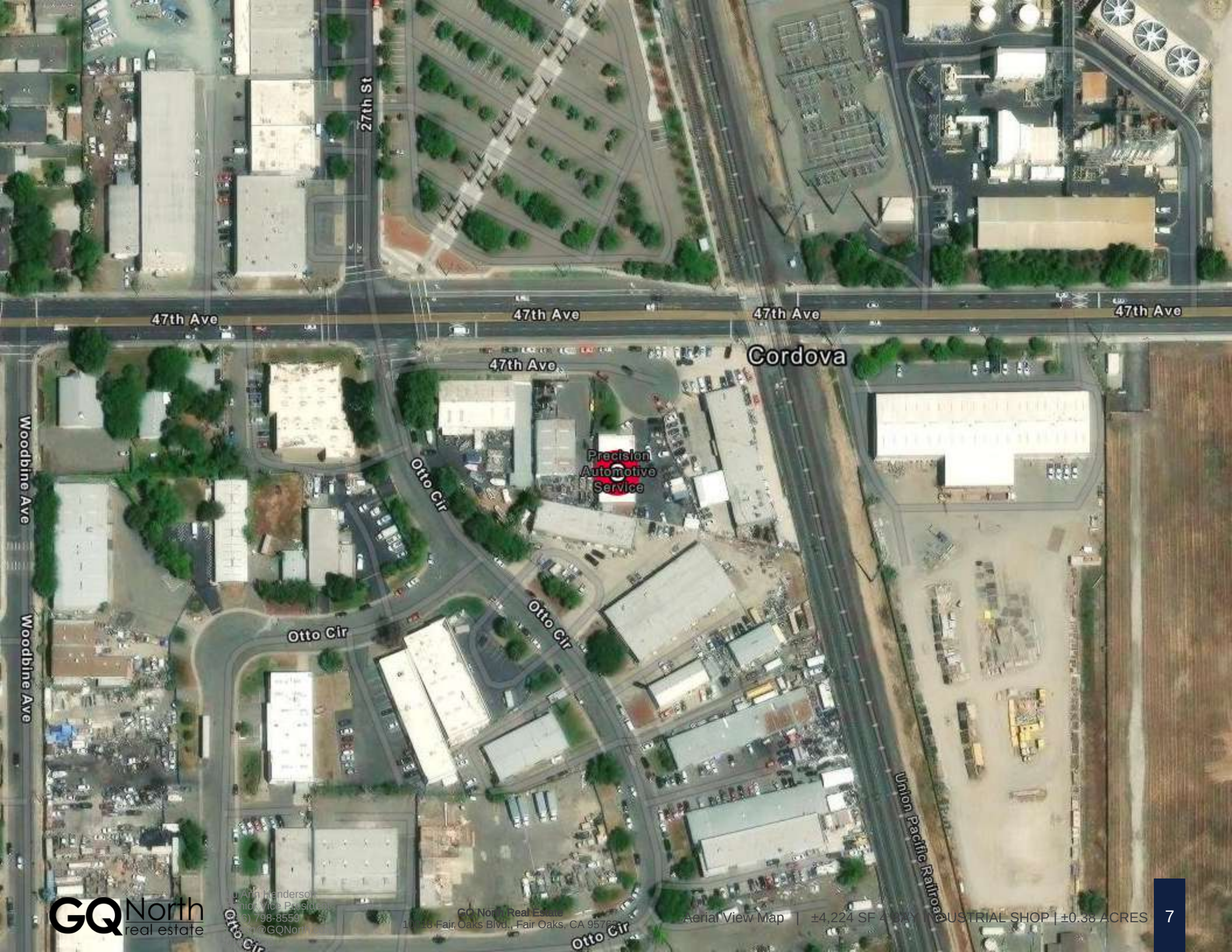
DRE# 01912126

Commercial Real Estate Sales And Leasing

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Sacramento (916) 798-8559

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03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	4,224
LAND SF	16,700
LAND ACRES	0.383
YEAR BUILT	1964
ZONING TYPE	M-1 S-EA-4
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

NEIGHBORING PROPERTIES

NORTH	Benson Fence Co.
SOUTH	Sacramento Collision Center
EAST	Industrial/service properties
WEST	Buck's Outboard Repair



Take an Instant
Walkthrough.

<https://www.youtube.com/@matrixCREai>



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COMMERCIAL REAL ESTATE







Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

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ACRES**

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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