



GQNorth
real estate

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OFFERING MEMORANDUM



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

AUTO-SERVICE FACILITY WITH YARD IN SOUTH SAC
2850 47TH AVE, SACRAMENTO CA 95822

±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
MARKET	South Sacramento
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

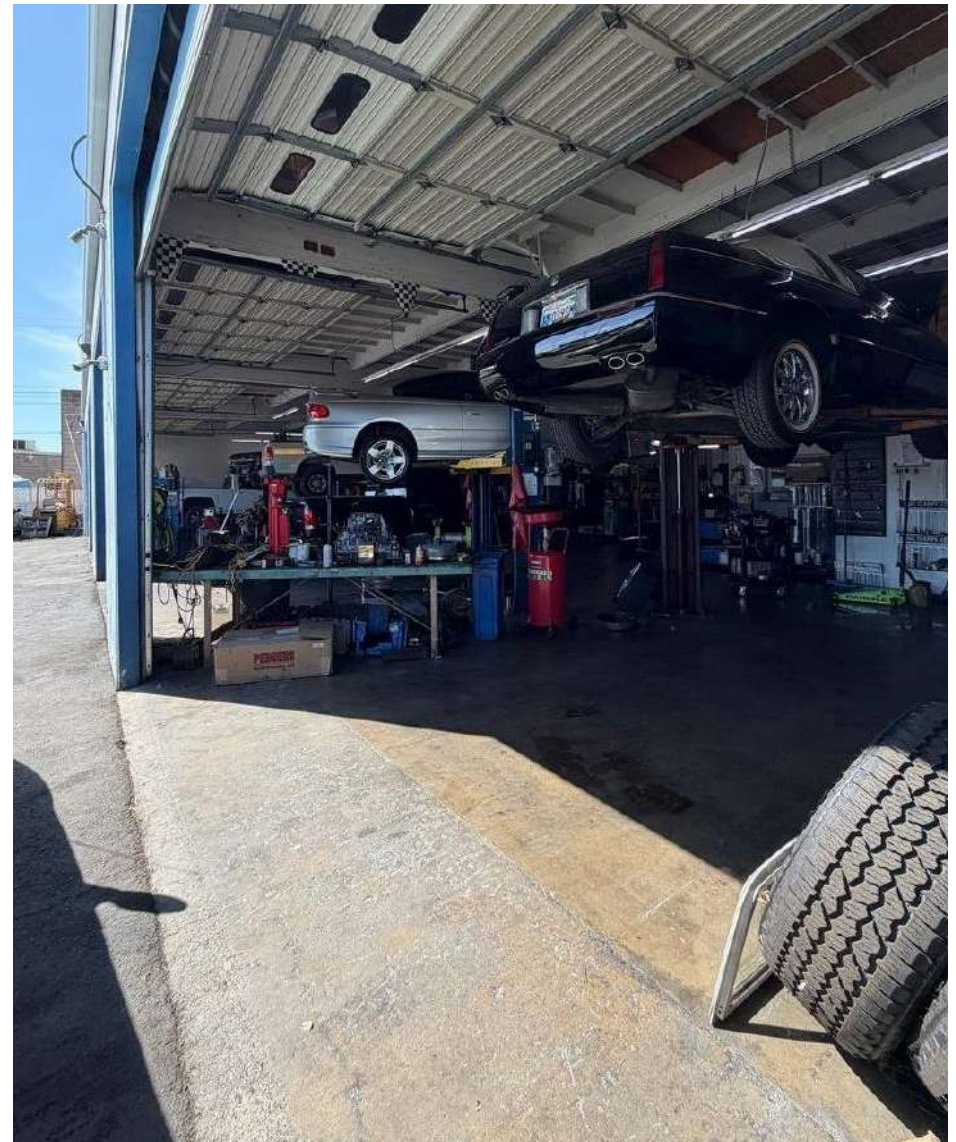
HIGHLIGHTS

- ✓ 4,224 SF Fully Equipped Auto Repair Facility. Tenant is solid and has no desire to move.
- ✓ 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



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- ✓ Strategic Location With Strong Investment Potential
- ✓ 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

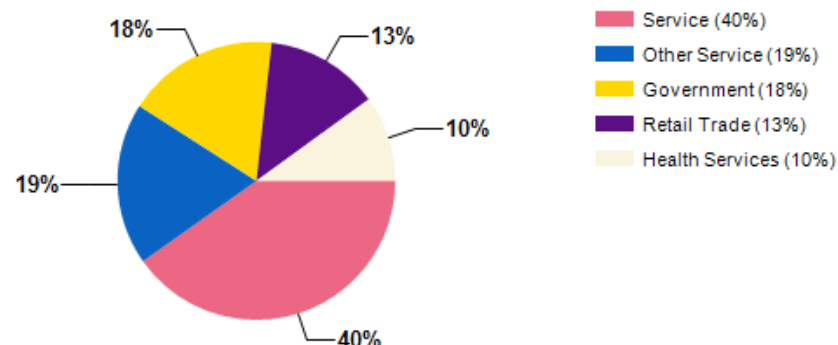
Location

- Location Summary
- Aerial View Map
- Traffic Counts

Strategically Located Commercial Property in Sacramento's Florin Business Corridor

- ✓ 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. Restaurants and retail establishments are nearby, providing convenience for employees and visitors. The Sacramento International Airport is approximately 20 minutes away, offering convenient access for business travelers.
- ✓ The property is located in the Florin area of Sacramento, known for its diverse community and vibrant cultural scene. Nearby amenities include the Florin Towne Center, a popular shopping destination with a variety of stores and restaurants. The property is situated close to major transportation routes such as Highway 99, providing convenient access for employees and customers. The area features a mix of industrial and commercial properties, attracting a range of businesses looking for different types of spaces. Local businesses in the vicinity include manufacturing companies, logistics firms, and service providers, contributing to a dynamic business environment.
- ✓ What a rare find! Located in the heart of South Sacramento in a vibrant commercial district. This property offers unparalleled usability and accessibility to enhance your business's appeal. Gated, asphalted compound.

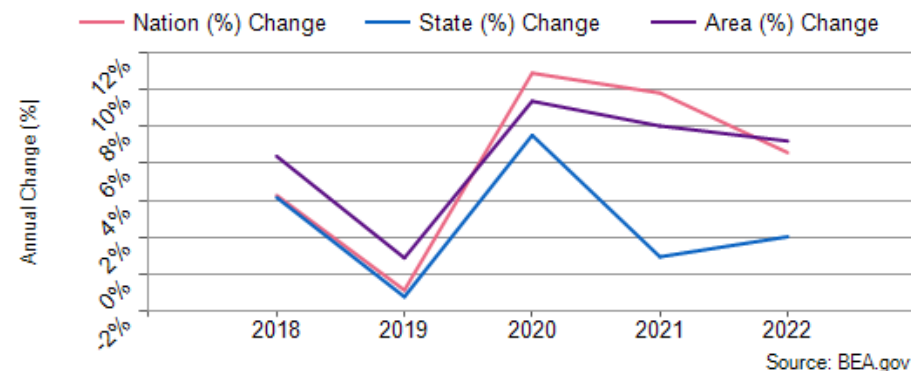
Major Industries by Employee Count

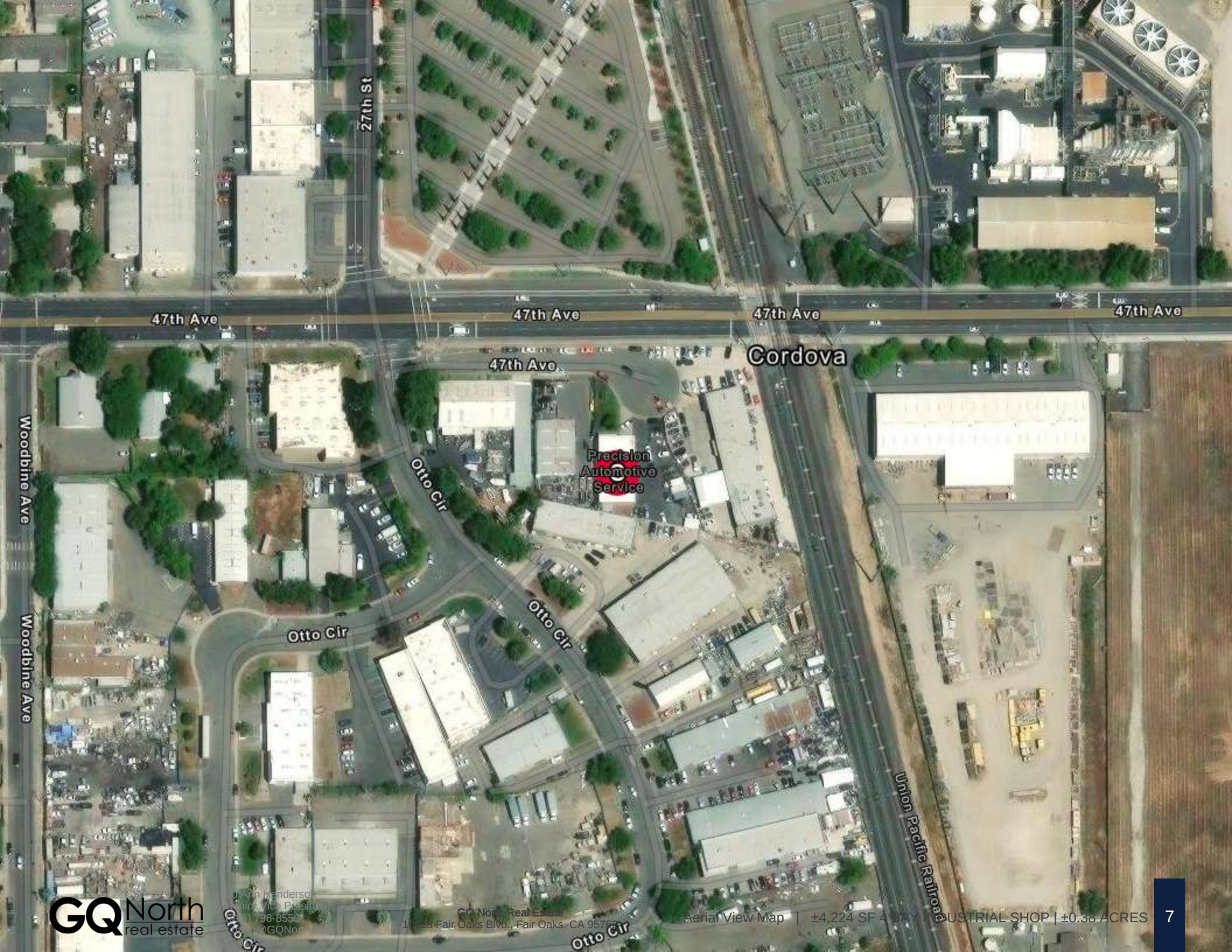


Largest Employers

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







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52nd Avenue Aly

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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
# OF PARCELS	One
ZONING TYPE	M-1 S-EA-4
BUILDING CLASS	B
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
PRICE	\$1,250,000.00
DOCK HIGH DOORS	No
GRADE LEVEL DOORS	Four
CROSS DOCK	No
FENCED YARD	Yes
OFFICE SF	600

NEIGHBORING PROPERTIES

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

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Concrete Tilt Up
ROOF	Flat / Wood
LANDSCAPING	Pavement

TENANT INFORMATION

MAJOR TENANT/S	Precision Automotive Service
LEASE TYPE	NNN +\$17,000 Annually
LEASE INCOME	\$72,120 Annually
ANNUAL INCREASE	3% September 2027
DATE ENDING	Ending August 31st 2028
OPTIONS (1)	Ending August 31, 2033
CAP RATE	6%
UTILITIES	Tenant pays all utilities to the property.

TAKE AN INSTANT
WALKTHROUGH.

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







An aerial photograph of a car wash facility. The main building has a flat roof and several large blue bay doors. A silver pickup truck is parked in one of the bays. In front of the building is a large paved parking lot with several cars parked, including a dark SUV, a white SUV, and a silver sedan. To the left of the parking lot is a fenced-in area with more cars parked. A yellow forklift is visible near the building. The overall scene is brightly lit, suggesting a sunny day.

Company Profile

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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**

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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.

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