

AUTO USE!! 6,225 SQ. FT. FOR SALE

2431 Fruitridge Road, Sacramento, CA 95822



\$684,750.00 / \$110psf

Leased Investment through

September 2013

6.5% Cap Rate

27,000+ Cars Pass Daily
ADA Parking & Restroom

4 - 14' by 16' Roll-up Doors



Zoning - C-2
10 Surface Parking Spaces
Outstanding Street and Bldg. Signage



License # 00915268

THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815-4706
916/929-2000 FAX 916/929-7857
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THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE
For additional information about this or our other properties please visit our website at: www.thevollmancompany.com

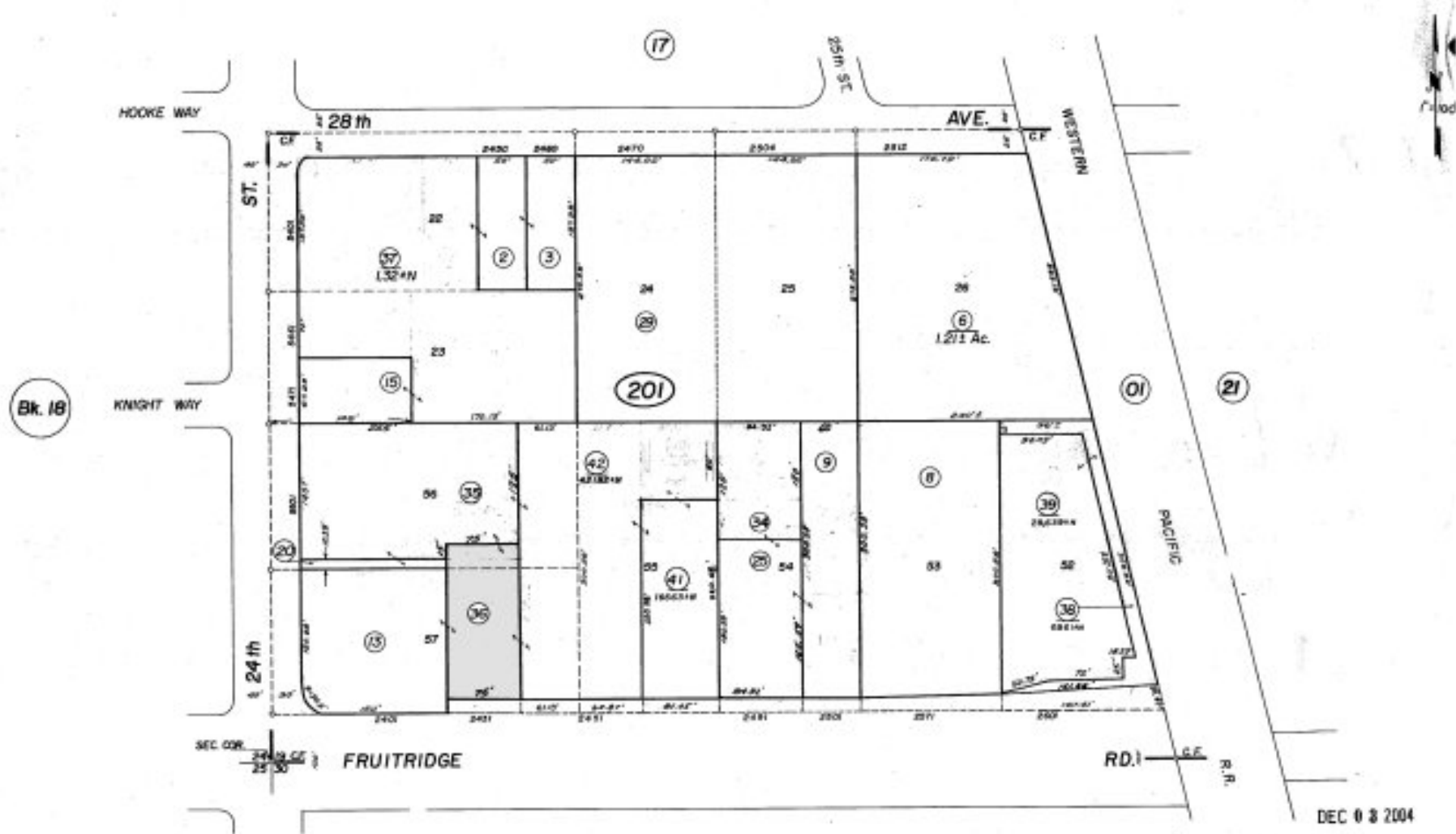
Aerial View



POR. CITY FARMS

Tax Area Code

19-20



Bk. 18

201

Bk. 25

CITY OF SACRAMENTO
Assessor's Map Bk. 19 -Pg.20
County of Sacramento, Calif.

NOTE--Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



DEC 8 2004

Location

