

FREESTANDING RETAIL BUILDING FOR SALE

4608 44th Street, Sacramento, CA 95820



5% Commission to Procuring Broker!

1,000 sq. ft. retail building
on a 4,619 sq. ft. parcel

APN 020-0294-011

Zoned: RD5

All utilities on site

Asking Price: \$60,000.00 / \$60psf **Reduced Rate!!**

Cash or terms acceptable to Owner

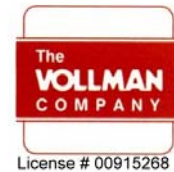
This is a great property with the greatest price you will ever find \$60,000.00, ownership is cheaper than rent. It's located across the street from a thriving elementary school, it has approximately 1000 sq. ft. One large front space with a smaller space in the back with a bathroom. It has parking for 3 cars in the front and 3 additional spaces in the rear. This property is well located for any business dealing with elementary school students or products that children purchase. There is currently a tenant on a month to month rental agreement paying \$700 per month. It is currently being used as a Barber Shop. Looking for a tudor or retail related business. Hurry! Hurry! Hurry!

For Additional Information,
Contact:

DON DEAVENS

ddeavens@thevollmancompany.com

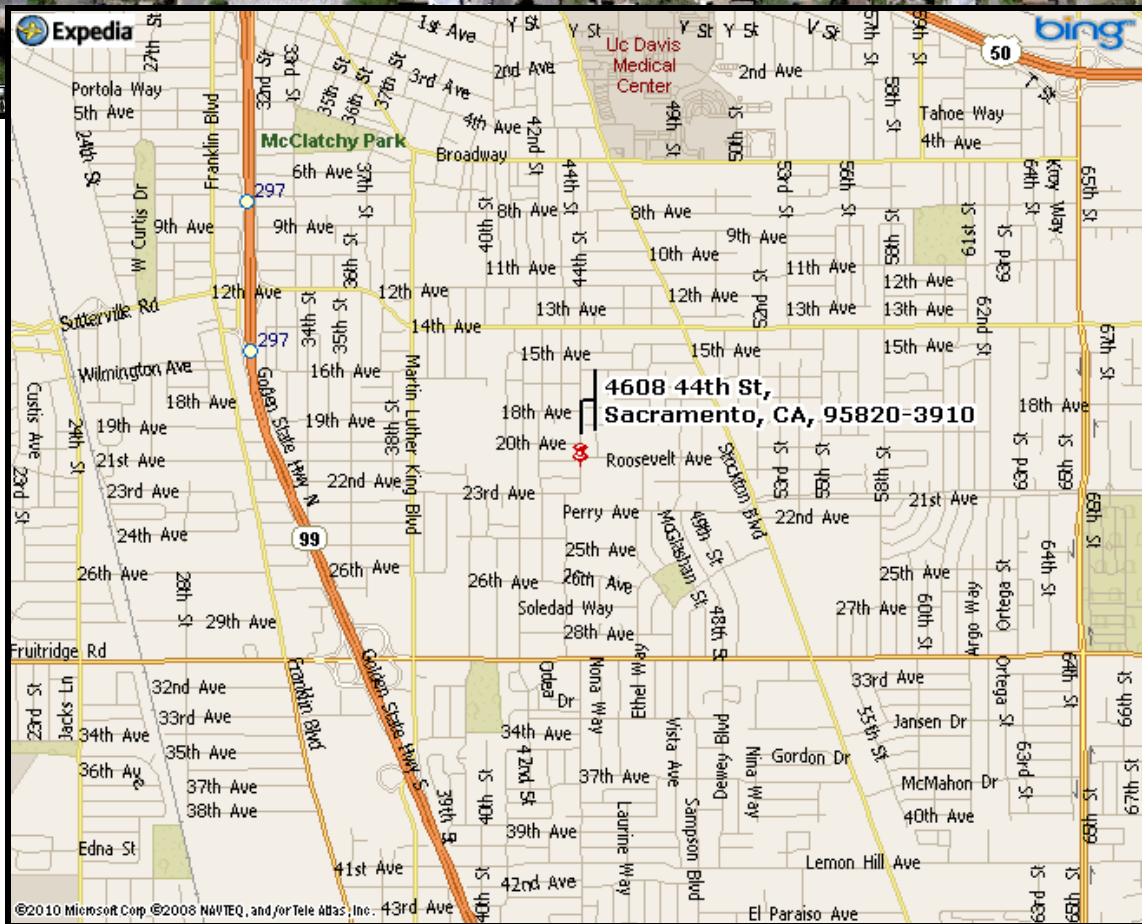
(916) 929-2000



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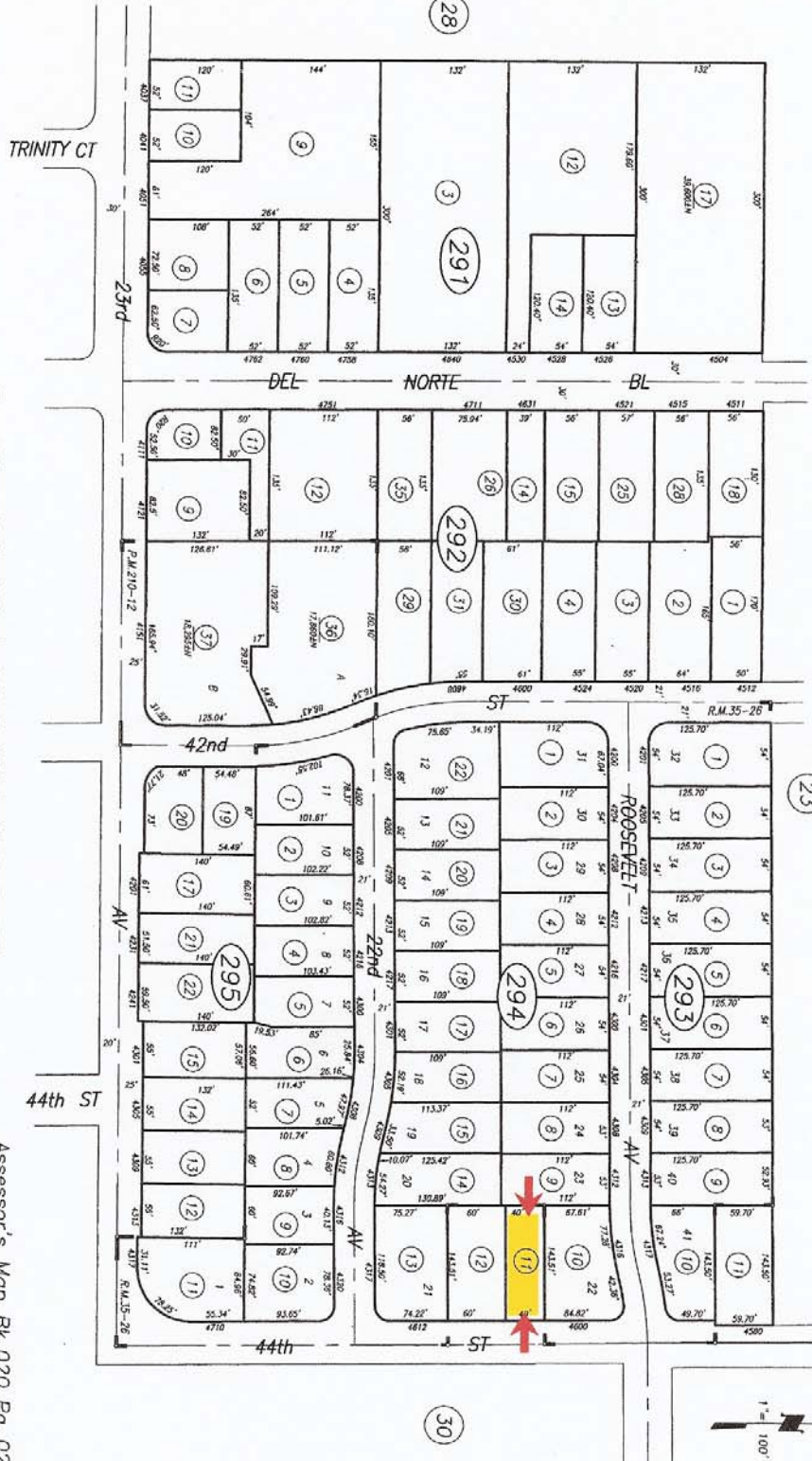


For additional information about this or our other properties please visit our website at: www.thevollmancompany.com
THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE



POR. SEC. 20, T8N, R5E, MDB & M

020-29



Parcel Map of 42nd Street, P.M. Bk. 210 Pg. 12 (10-21-2008)
Grenz Troct, P.M. Bk. 35 Pg. 26

Assessor's Map Bk. 020 Pg. 029
County of Sacramento, Calif.
MAR 1 1 2009