

COMMERCIAL LAND FOR SALE

6233 Watt Ave., North Highlands, CA 95660

PRICE REDUCTION!!



APN 215-0062-057-0000

92,782.8 sq. ft. / 2.13 acres

Zoned LC, Limited Commercial

All utilities in Watt Ave.
Property is fully fenced.

PRICE REDUCTION!!
\$525,000.00 / \$5.66PSF
~~\$699,000.00 / \$7.53psf~~

● Seller Financing Available!

Just south of the intersection of
Watt Ave. and I Street.

MOTIVATED OWNER!

BRING ALL OFFERS!

For Further Information, Contact:

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Bill George

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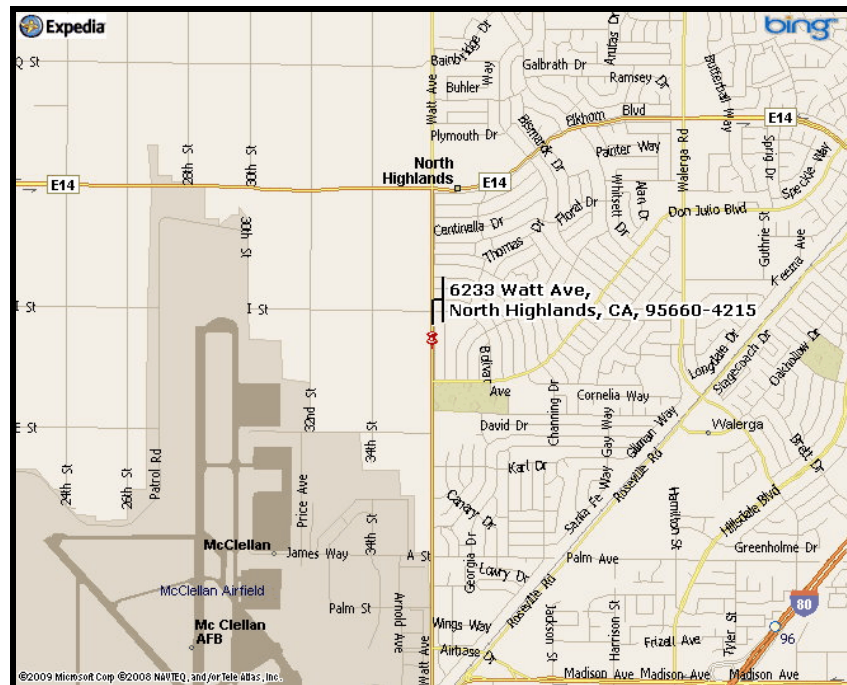
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License # 00915268

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



I St

34th St

SITE

Watt Ave.

Monazan St

Mercoe Dr

Fairfax Way

Bolivar Ave

Clara Way

Don Julio

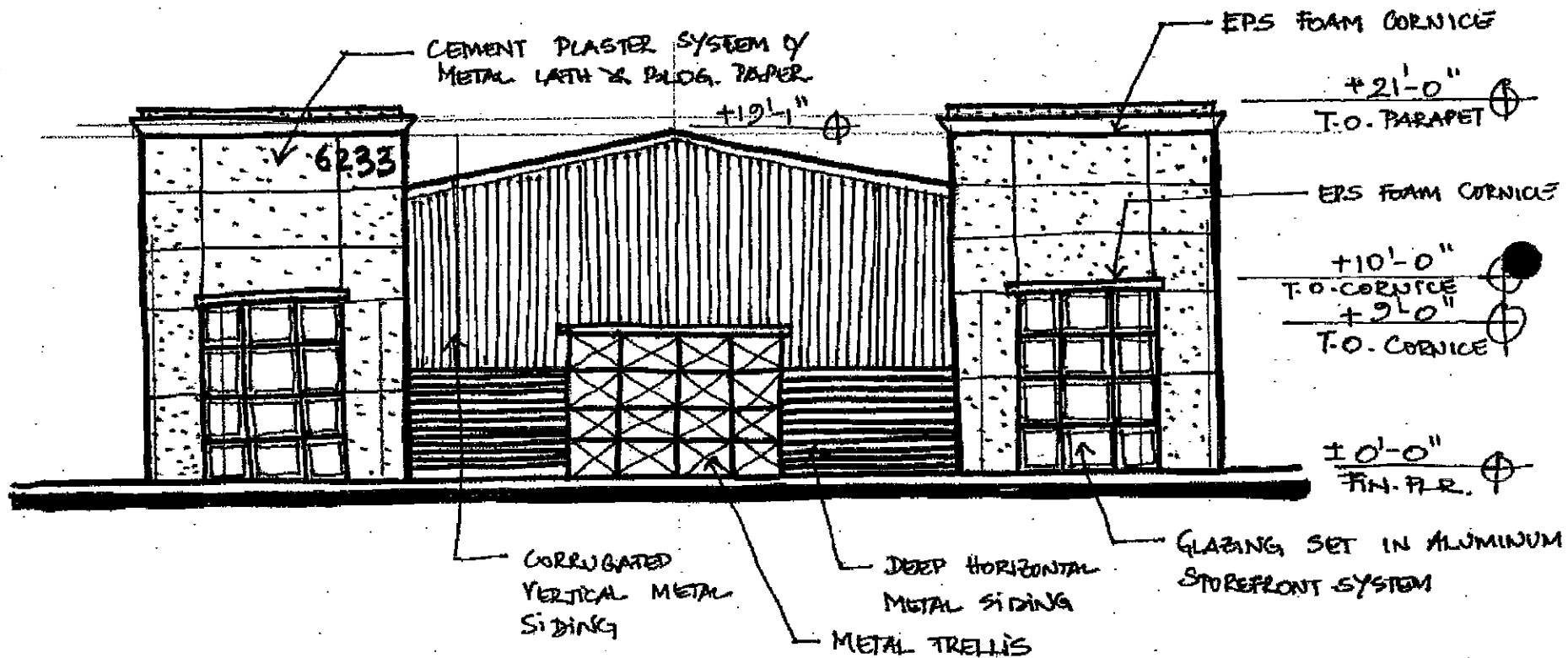
Stephen Dr

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38°40'50.83" N 121°23'02.86" W

Eye alt 3281 ft

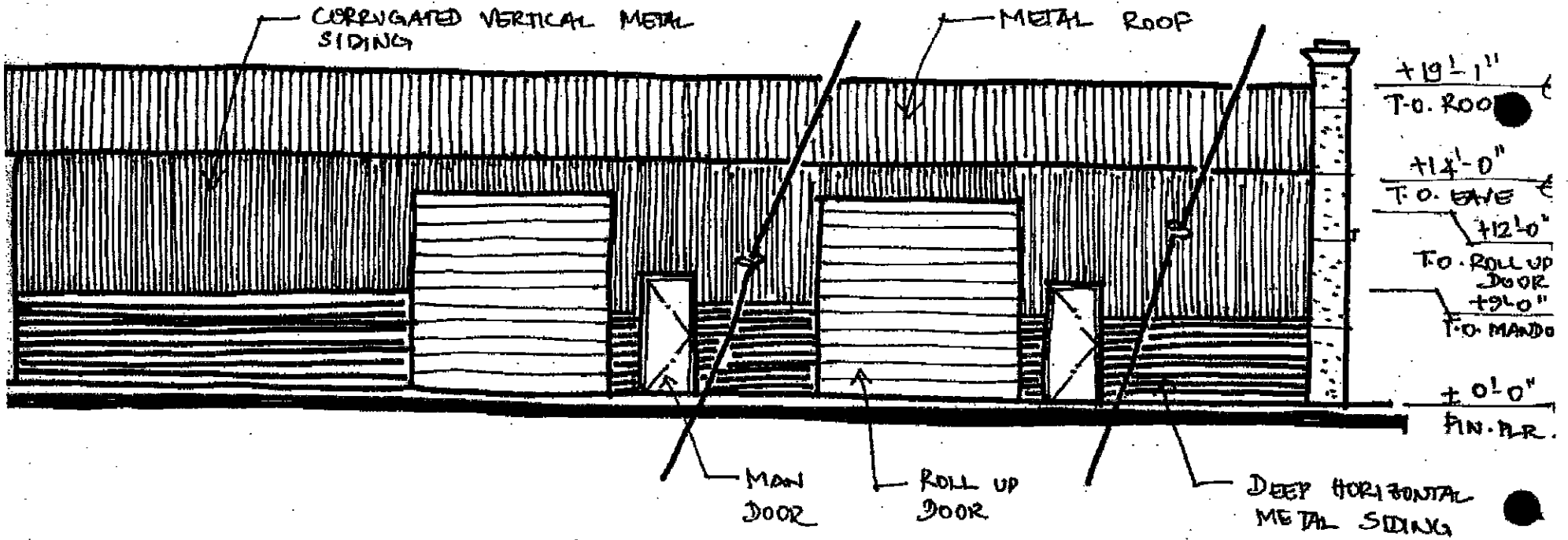


STUDIO SMS

EAST ELEVATION

SCHEME 1

12.07.05



ISMS

SOUTH ELEVATION

SCHEME 1

12.07.05

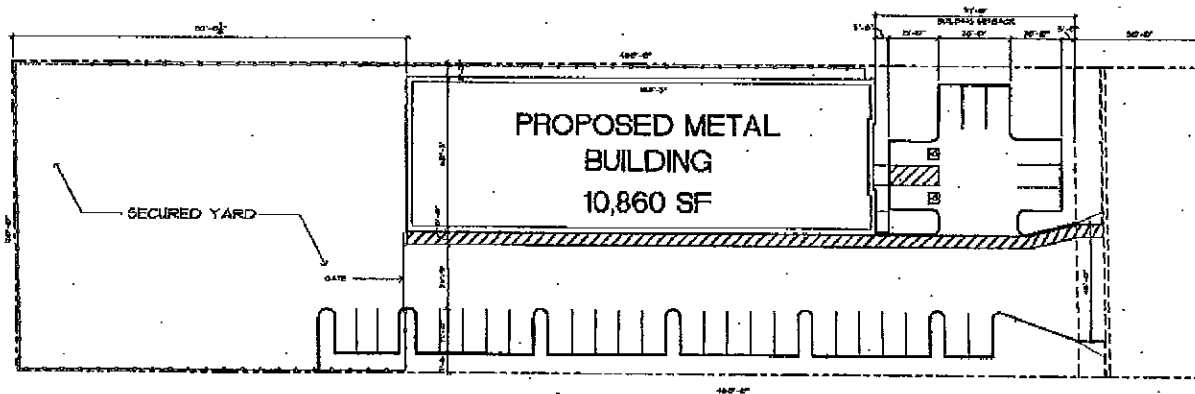
TABULATION

SITE AREA: 35,200 SF (1.26 AC)
 BUILDING AREA: 10,860 SF
 BUILDING COVERAGE: 30.8%

PARKING CALCULATIONS

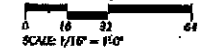
PARKING REQUIRED: 33 STALLS (1/131)
 PARKING PROVIDED:
 STANDARD: 28 STALLS
 COMPACT: 3 STALLS
 HANDICAP: 2 STALLS
 TOTAL: 33 STALLS

APN: 215-0057-018
 ZONING: LC-LIMITED COMMERCIAL



WATT AVENUE

REVISED: DECEMBER 7, 2005



SMS JOB NO: 15.820
 November 8, 2005



WATT AVENUE INDUSTRIAL
 COUNTY OF SACRAMENTO, CALIFORNIA
 Chapman Investment Properties - Mr. Paul Chapman

PI

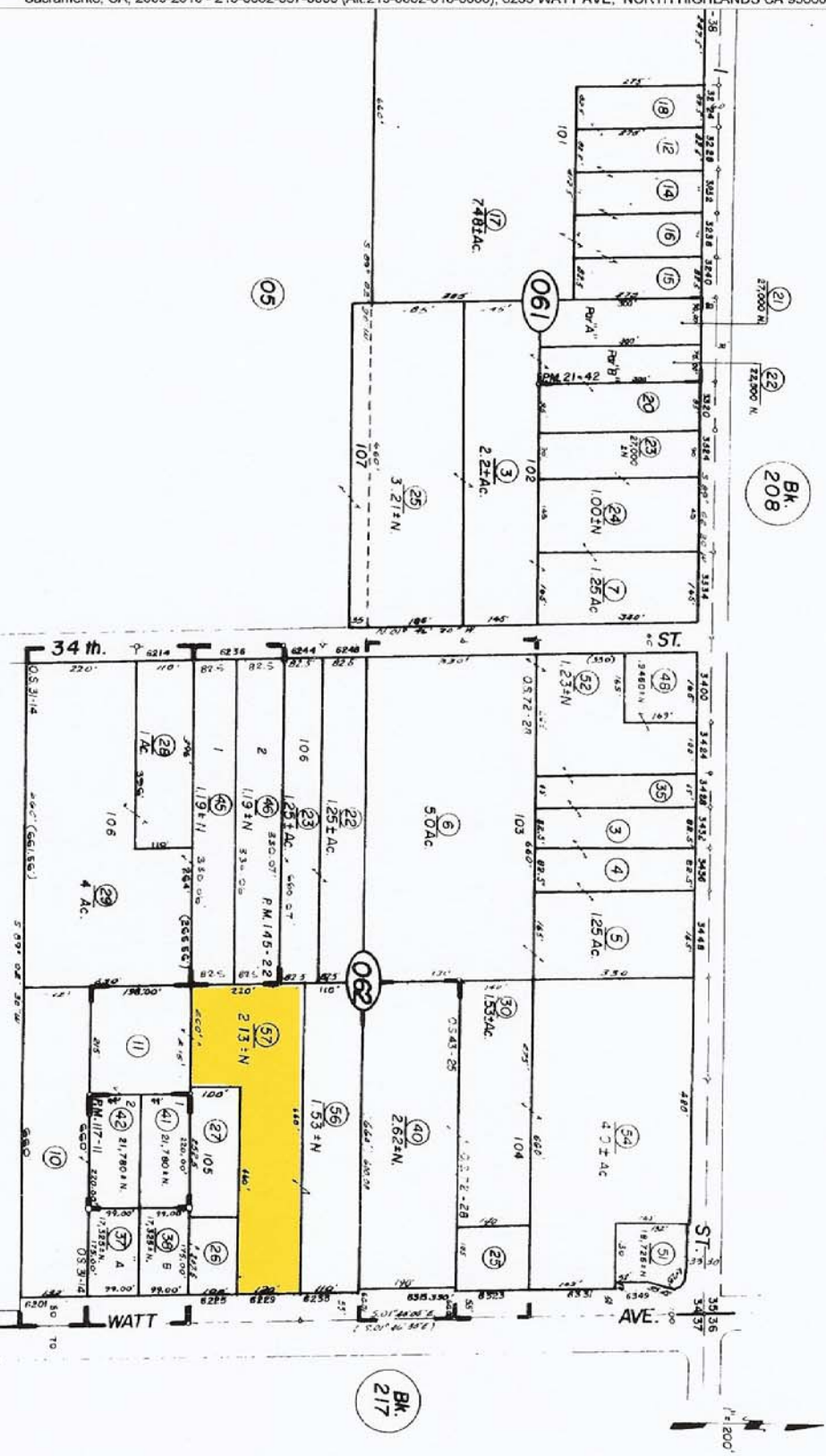
POR. SEC. 34, RANCHO DEL PASO

Tax Area Code

215-06

BK. 208

BK. 217



O.S. Bk. 72 Pg 28
 O.S. Bk. 43, Pg. 251 (4-13-88)
 O.S. Bk. 31, Pg. 14
 Rio Linda Sub. No. 6, R.M. Bk. 16, Pg. 38

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

Assessor's Map Bk. 215-Pg. 06
 County of Sacramento, Calif.

FEB 21 2008

DON JULIO
 BLVD

