

EXCELLENT OWNER/USER RETAIL OPPORTUNITY WITH 1,200 SQ. FT. TENANT INCOME



9203 Folsom Blvd.
Sacramento, CA 95826

APN 075-0600-034

3,800 sq. ft. bldg. on .34 acre lot

All utilities including natural gas

\$634,600.00/\$167psf

2 Suites:

1,200 sq. ft. - Hair & Nails Tenant

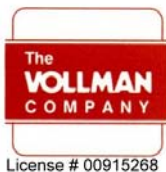
2,600 sq. ft. - Bike Shop

Owner Will Sell Bike Business
Call Broker for Details

Traffic Counts:

Over 28,000 cars a day on Folsom Blvd.

Over 184,000 cars a day on Hwy. 50



THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 Point West Way, Suite 161
Sacramento, CA 95815
(916) 929-2000 (916) 929-7857 fax
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For Additional Information, Contact:

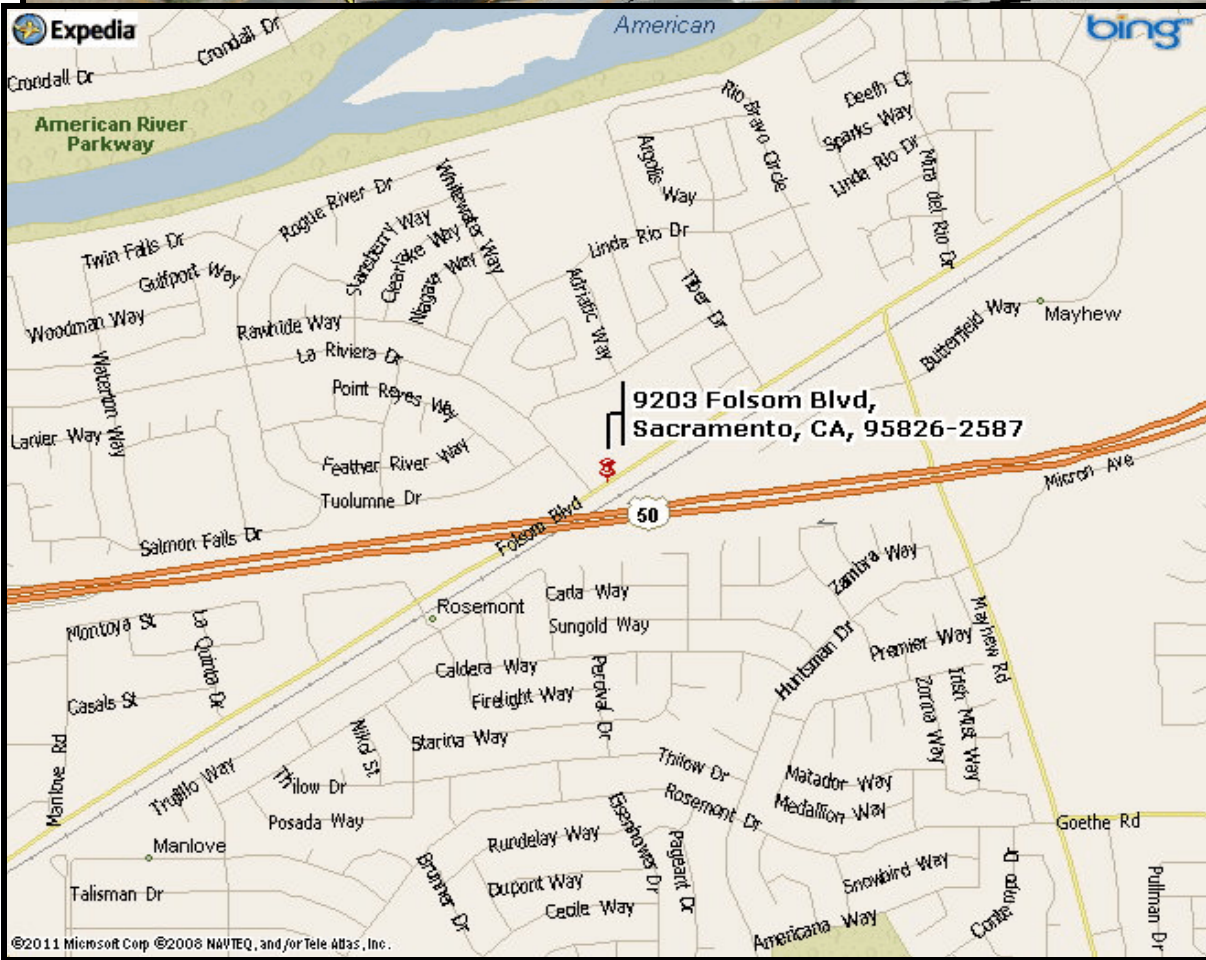
Dennis Vollman - dvollman@thevollmancompany.com

Dan Mincher - dmincher@thevollmancompany.com

Don Deavens - ddeavens@thevollmancompany.com

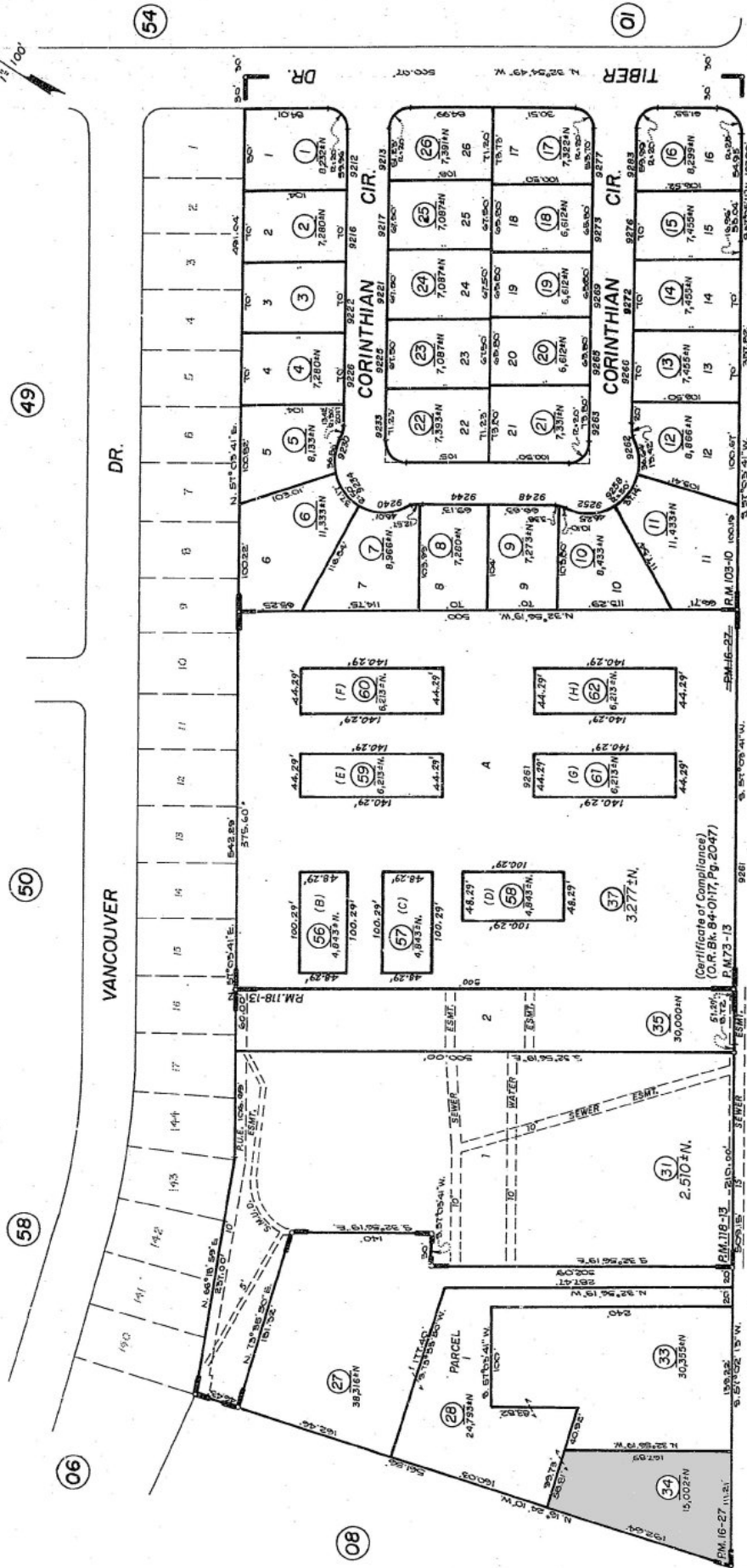
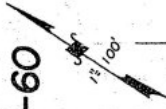
(916) 929-2000

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. 7, T.8N., R.6E., M.D.B.&M.

075-60



BK 068

FOR M/R SEE PG. 01

Assessor's Map Bk. 075, Pg. 60
County of Sacramento, Calif.

College Greens East Unit No. 7, R.M. Bk. 103, Pg. 10 (4-29-76)