

# FOR SALE

## ±5,200 SF INDUSTRIAL WAREHOUSE



7925 BUTTE AVENUE, SACRAMENTO, CA 95826



### Property Details

- › Sale Price: **\$1,050,000**
  - › 5,200 SF Cinder block warehouse building
  - › Free Standing
  - › M-1 Zoning - Enterprise Zone
  - › Sky Lights
  - › Divisible to 3 units
  - › Well located off Power Inn Road
  - › Quick access to HWY 50
  - › Two 12x12 and one 10x10 roll-up doors
  - › \*Zoned to allow opium processing\*
  - › 15' Clear height
  - › Concrete driveways
  - › APN: 061-052-033
  - › Parcel Size: 9,270 SF
  - › Insulated foam roof
  - › 200 amps / 3-phase power (upgrade in process)
  - › Clear span
  - › No common area charges
- \*Buyer to verify with city\*

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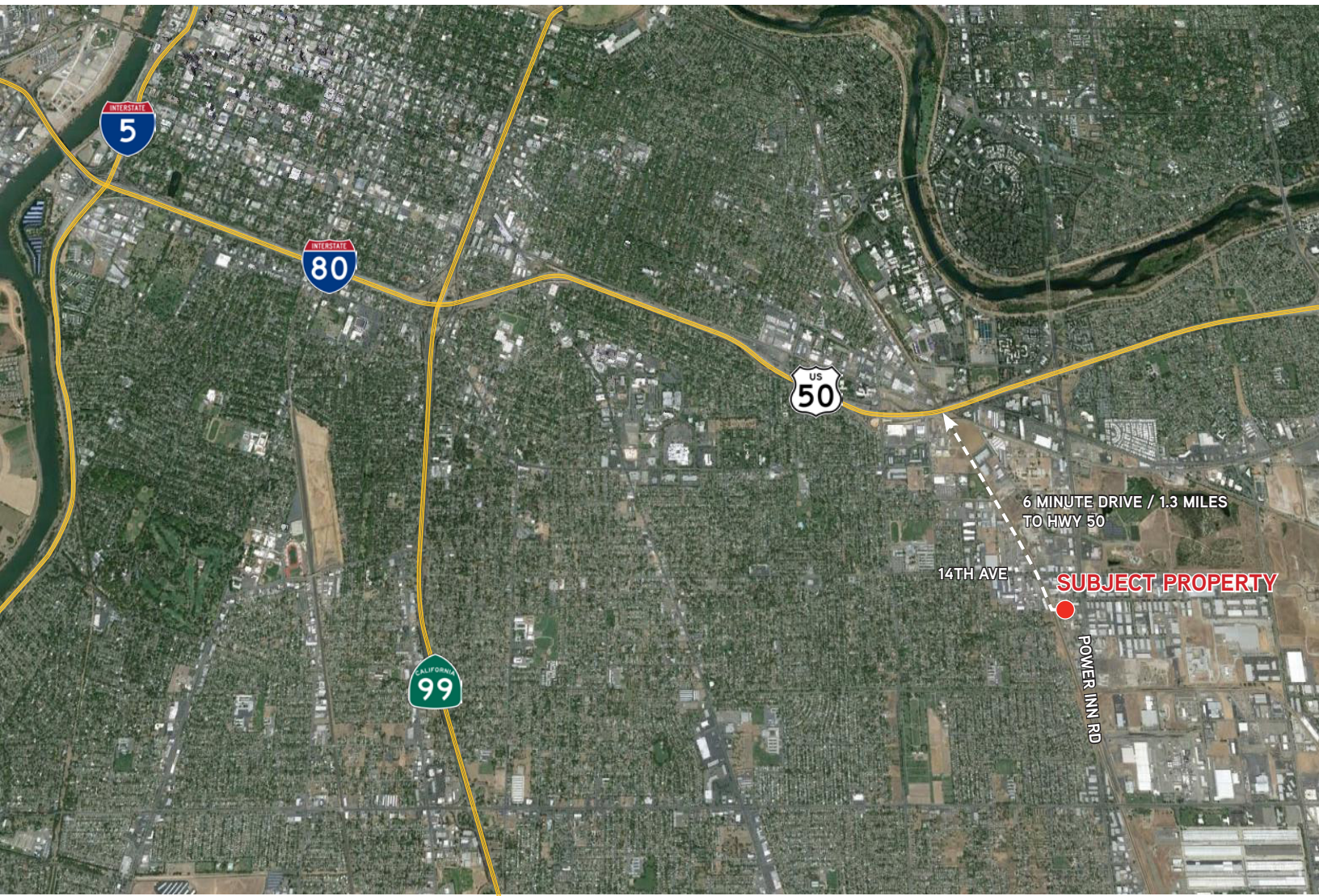
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Aerial Map



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