

**CARMICHAEL PROFESSIONAL CENTER  
536 SF - 4,611 SF AVAILABLE OR LEASE  
4,611 SF FOR SALE**

**NOW  
REMODELED**



**6720-6728 FAIR OAKS BLVD  
CARMICHAEL, CA**

**FEATURES:**

- Four (4), 2 story, office buildings.
- 6720: 4,611 SF Available
- 6722: 3,588 SF Available
- 6728: 1,967 SF Available
- Condo map will afford a business owner the option of acquiring the individual front 2 story, building (both individual buildings on each parcel are connected with a stairway & breezeway.)
- Good building and monument signage available
- Zoned BP (Business Professional)
- 4/1,000 SF Parking.
- Fiber ready! (AT&T)

**COMMENTS:**

Well located, art deco styled, office buildings with great exposure to Fair Oaks Blvd. Proximate to multiple eateries and banks.

**LEASE RATES:**

See pages 4 and 5.

MG = Modified Gross.

6726 & 6728: Electrical costs fixed at \$0.17 PSF.

6720 & 6722: Separate electrical meters.

**SALE PRICE:**

6720 Fair Oaks: 4,611 SF  
\$669,000.00 (\$145.00 PSF)

**FOR MORE INFORMATION CONTACT:**

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seano@ethanconradprop.com

**Ethan Conrad**

Lic. 01039494, ethan@ethanconradprop.com

**ETHAN CONRAD**

PROPERTIES INC.

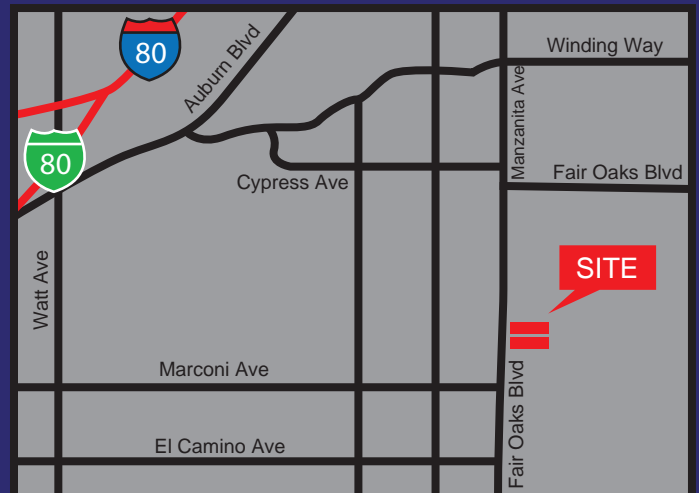
**(916) 779-1000**

1300 National Drive, Suite 100

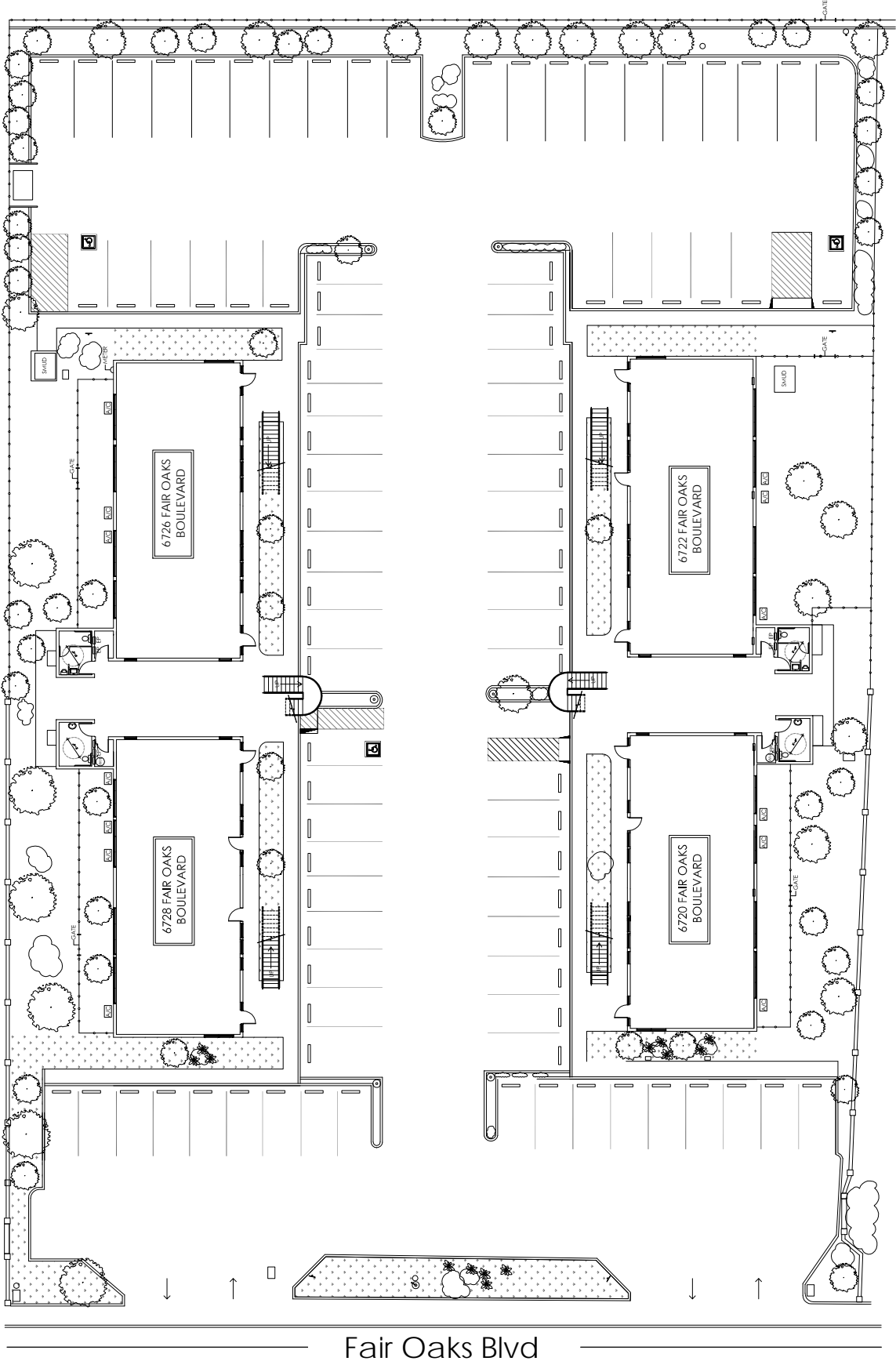
Sacramento, CA 95834

Fax: (916) 779-1200

www.ethanconradprop.com



# 6720 - 6728 Fair Oaks Blvd, Carmichael, CA



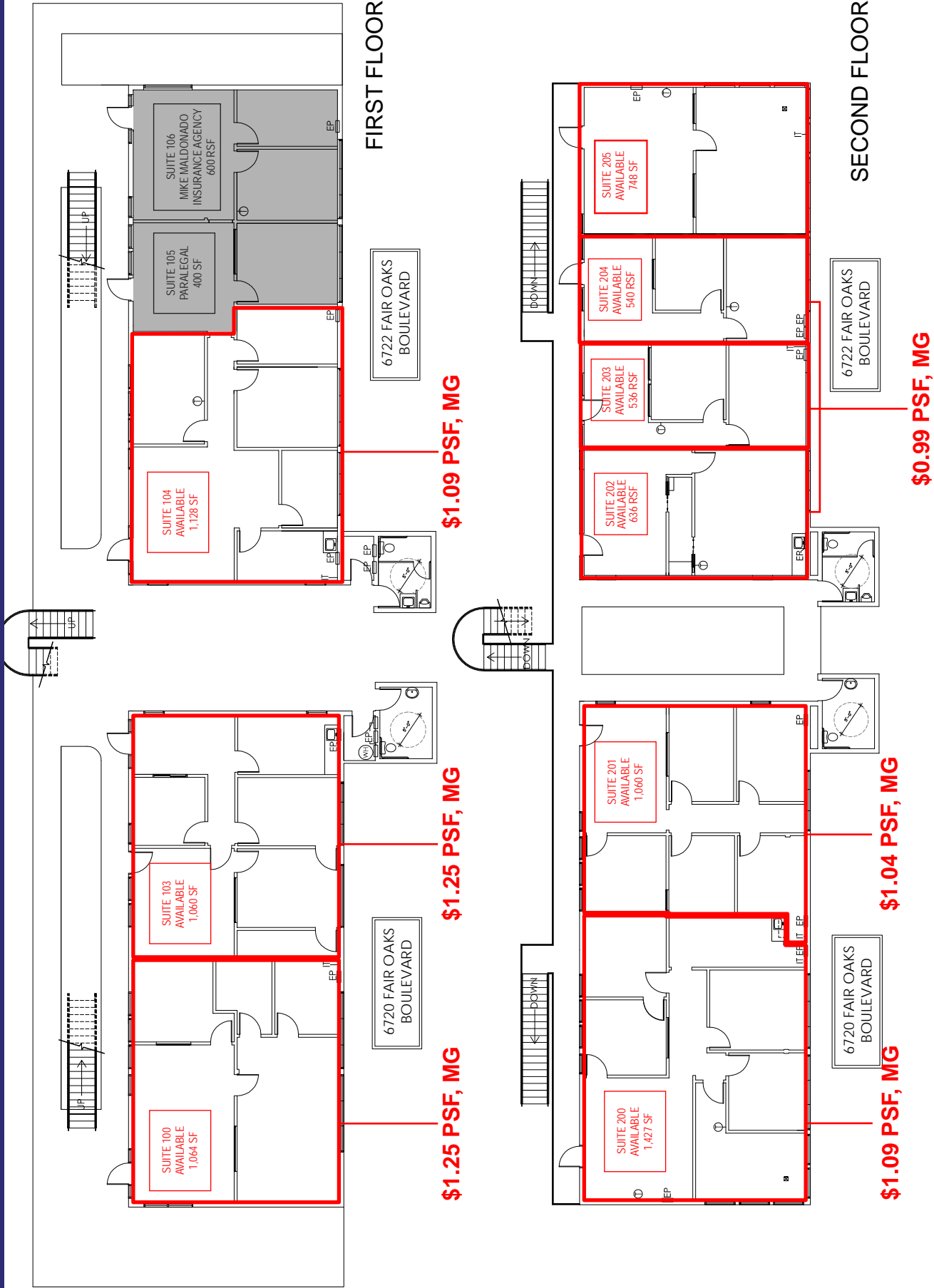
# 6720-6728 Fair Oaks Blvd, Carmichael, CA



*The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.*



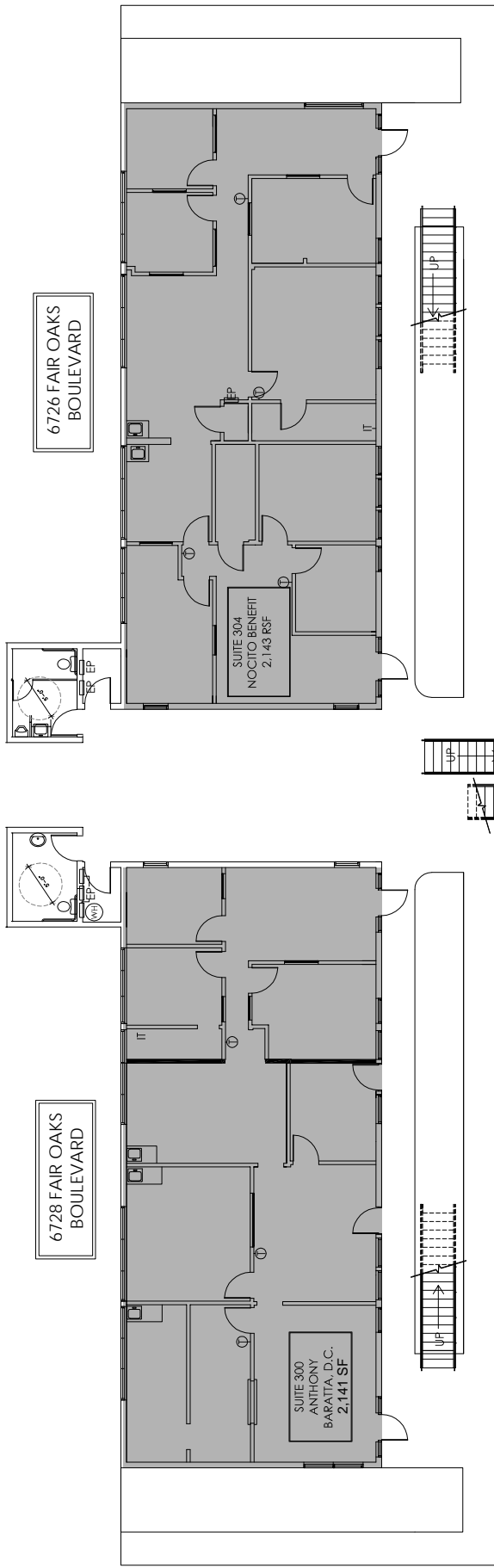
# 6720 & 6722 FAIR OAKS BLVD, CARMICHAEL, CA



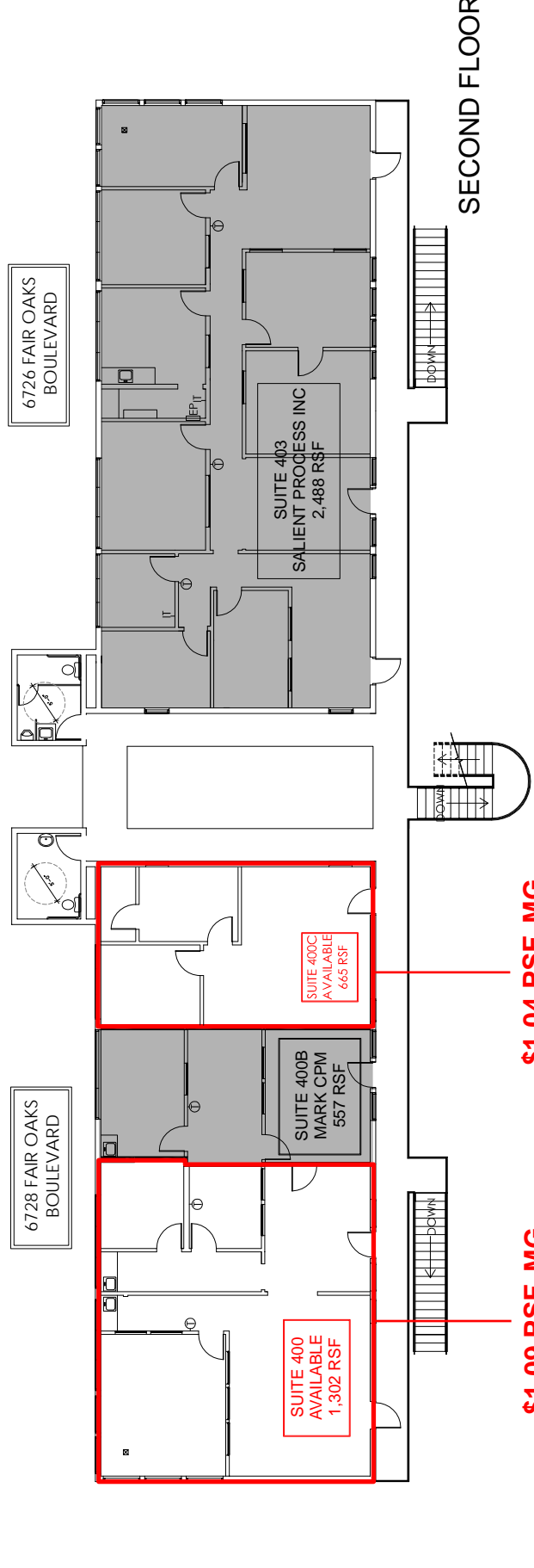
Fair Oaks Blvd

ETHAN CONRAD PROPERTIES  
 6720 & 6722 FAIR OAKS BLVD, 1ST & 2ND FLOOR  
 CARMICHAEL CA

# 6726 & 6728 FAIR OAKS BLVD, CARMICHAEL, CA



FIRST FLOOR



SECOND FLOOR

Fair Oaks Blvd

**\$1.04 PSF, MG**

**\$1.09 PSF, MG**

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6726 & 6728 FAIR OAKS BLVD, 1ST & 2ND FLOOR  
CARMICHAEL CA

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