

FOR LEASE OR SALE

Cannabis CUP W/90% Seller Financing

\$4,695,000
ASKING PRICE

8615 23rd Avenue, Sacramento | CA



Zoned: M-2 | APN: 061-0200-003



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PROPERTY AERIAL



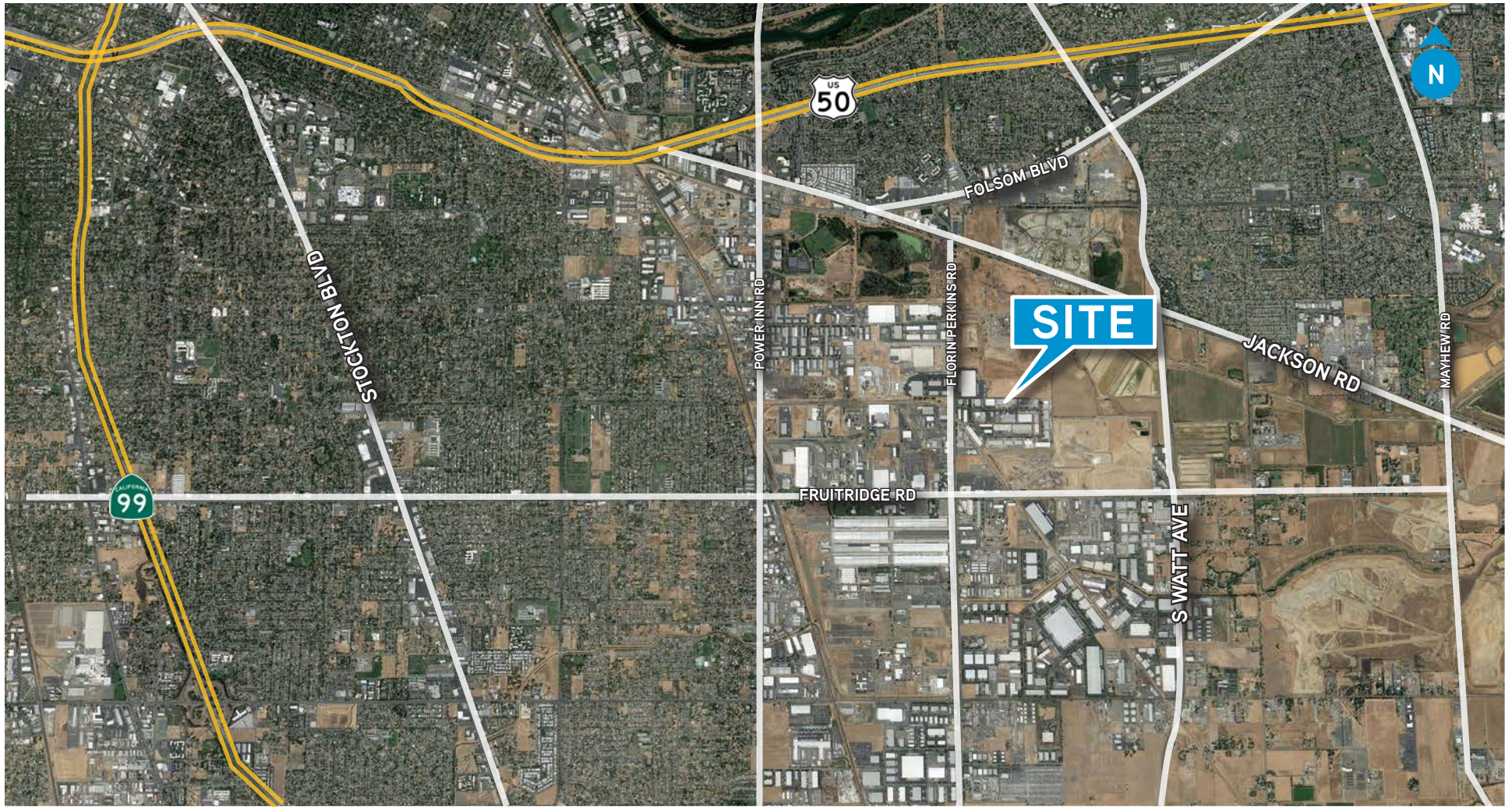
OFFICE

PROPERTY DETAILS

Price	\$4,695,000
Lease Rate	\$1.25 NNN
Power	400 A/480/277V 200 A/220/110V
Lot Size	1.9 AC
Rentable Building Area	39,700 SF
Tenancy	Multiple
Parking Ratio	0.81/1,000 SF
Clear Ceiling Height	22'
Dock-High/Drive-In Doors	3/8

FEATURES

- Seller financing available - only 10% down
- Property in Opportunity Zone
- 39,700 SF concrete tilt-up industrial with commercial cannabis CUP for manufacturing already in place
- Assumable financing at 6% interest of \$3.5M with potential additional seller financing for a total of 90% financing
- Large concrete yard



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