

FOR SALE / LEASE

6830 Antelope Road

Citrus Heights, CA



SALE PRICE: \$779,000 (\$79/SF) - LEASE RATE: \$1.15 PSF, MODIFIED GROSS

9,783 SF total building useable area

Outstanding location, just off I-80 from the Antelope Road exit

Excellent owner-user opportunity

3 tenants are month-to-month

Built in 1979

Parking Ratio 4.0/1000

Building and monument signage available

Zoned BP - Business Professional

Multiple-family residential projects are permitted with a use-permit

CONTACT

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Tom Bacci

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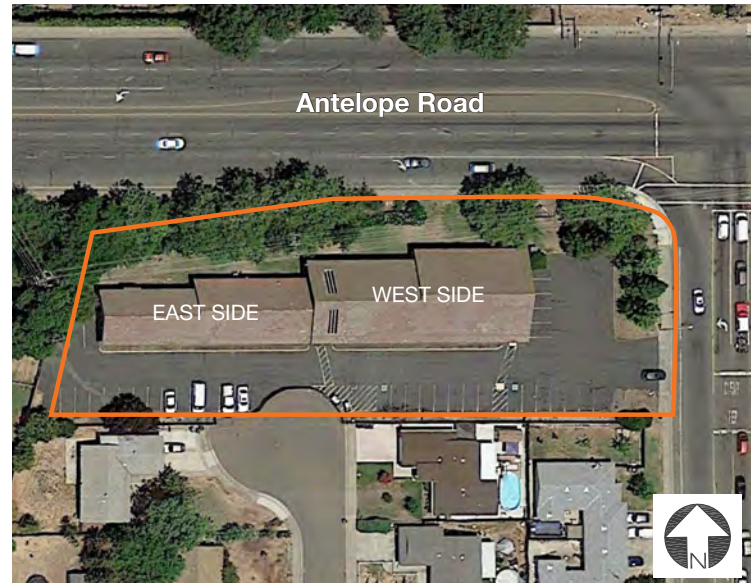
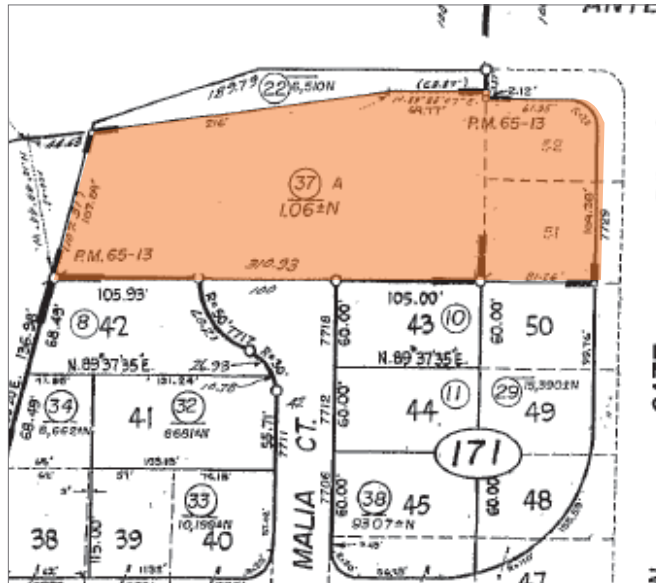
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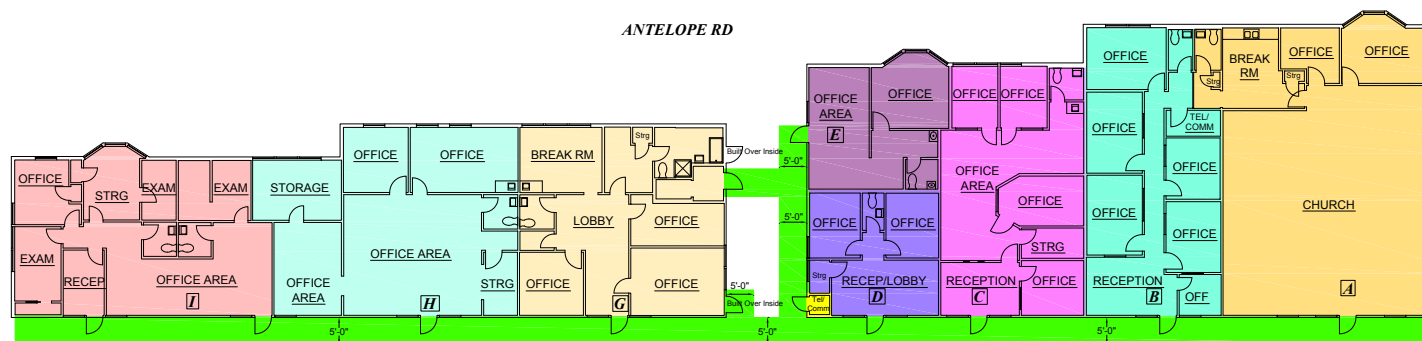
PARCEL MAP



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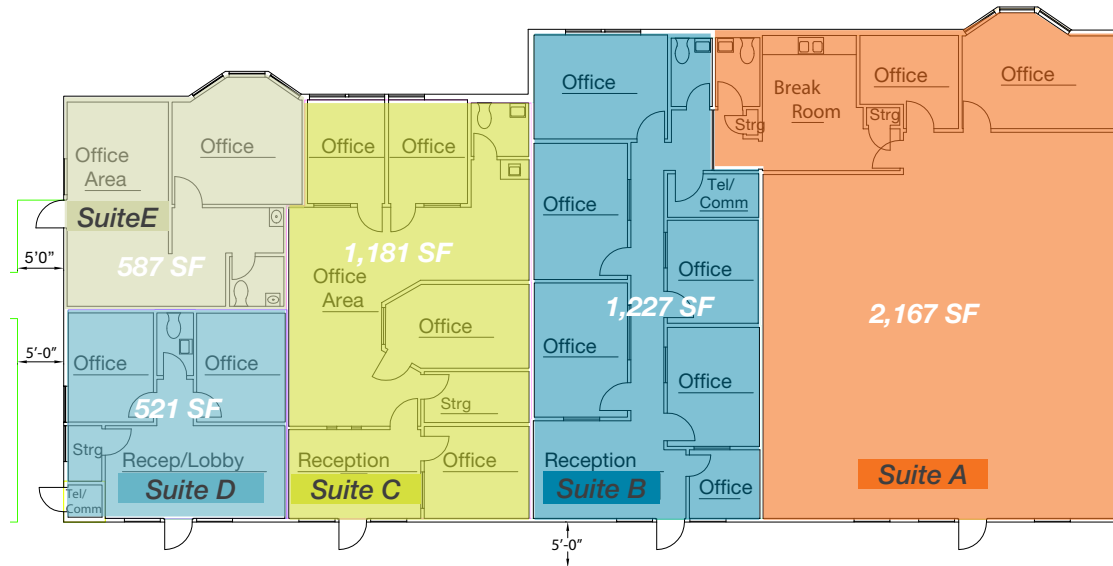
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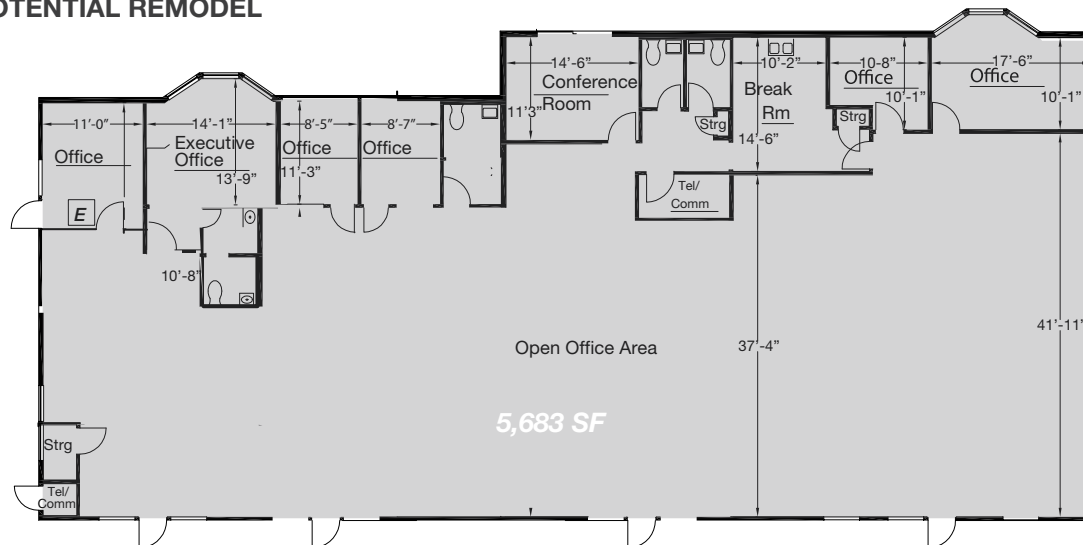
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EXISTING FLOOR PLAN - WEST SIDE ±5,683 SF



POTENTIAL REMODEL



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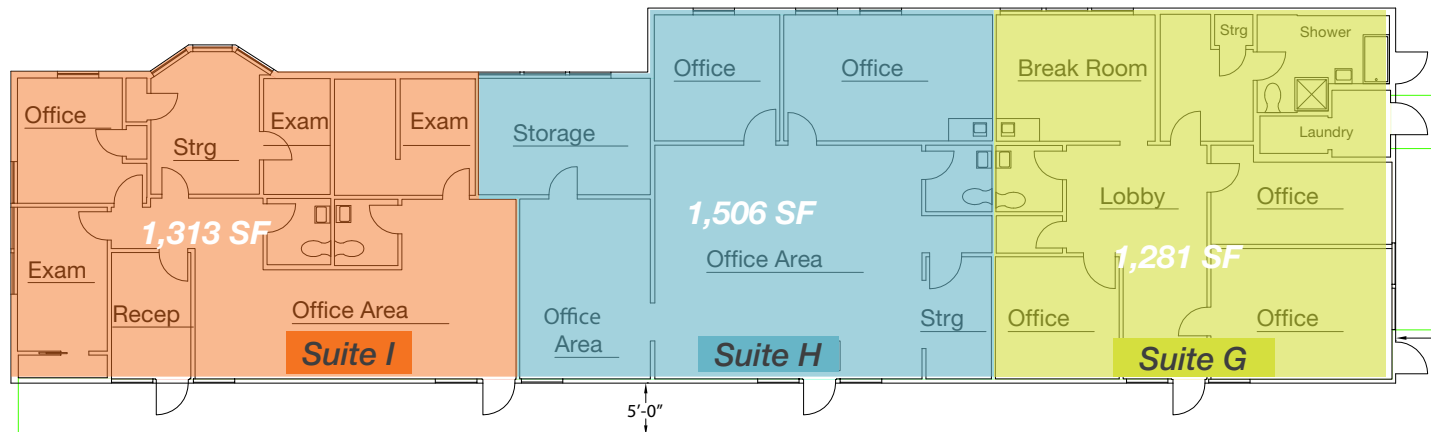


km Kidder Mathews

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EXISTING FLOOR PLAN - EAST SIDE ±4,100

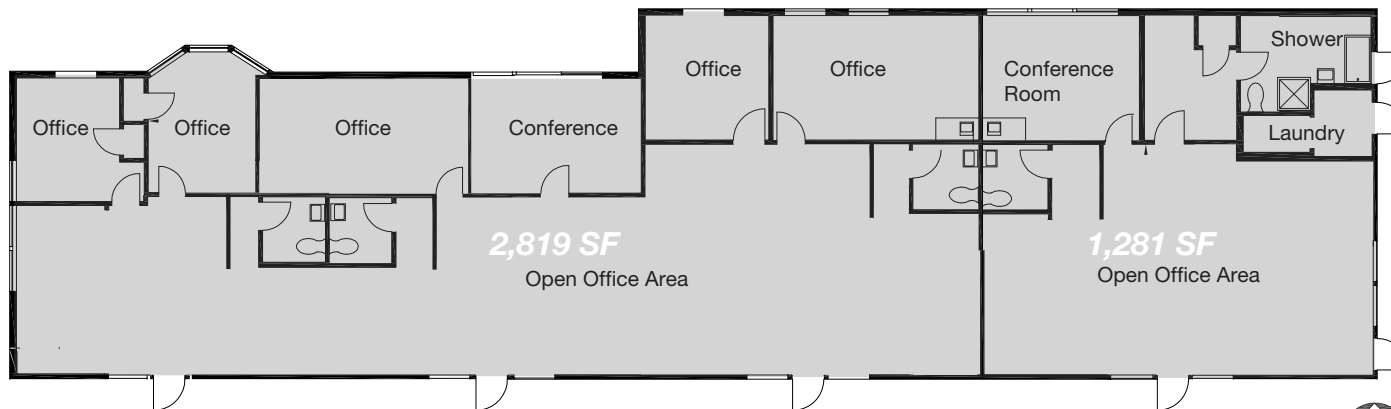


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AREA OVERVIEW



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