

## FOR SALE \$1,100,000

2,981 SF Medical Dental Building

140 Folsom Rd. Roseville, CA



## PROPERTY HIGHLIGHTS

- Six Operatories
- Lab, sterilization rooms
- Waiting room with separate children's play area
- Private Doctor's office
- **Business Office**
- Separate consultation room
- Three Restrooms
- Massive parking lot and well landscaped corner lot
- ½ Block from downtown Roseville

For more information, please contact:

**BOB KUHL** 

bob@bobkuhl.com

**TAMI KROHN** tkrohn@kwcommercial.com **KW Commercial** 916.235.9885



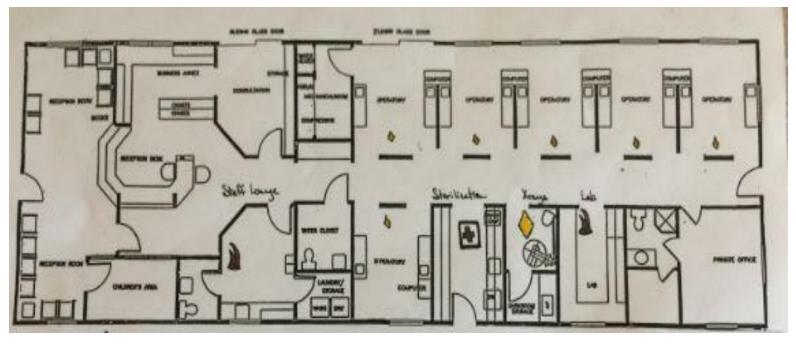


KW Commercial | 548 Gibson Drive, Ste 200 | Roseville, CA 95661 | 916.788.8800 | License #1272617

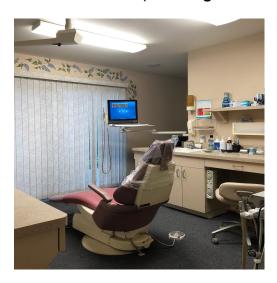
The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

## 140 Folsom Rd. Roseville, CA 95678





Approximately three years remaining on current lease (Offering memorandum subject to NDA and available on request)







BOB KUHL
Cell: 916.947.5060
bob@bobkuhl.com
BRE Lic. #:606862

TAMI KROHN
Cell 916-300-3483
tkrohn@kwcommercial.com
BRE Lic. #:1896319



KW Commercial | 548 Gibson Drive, Ste 200 | Roseville, CA 95661 | 916.788.8800 | License #1272617