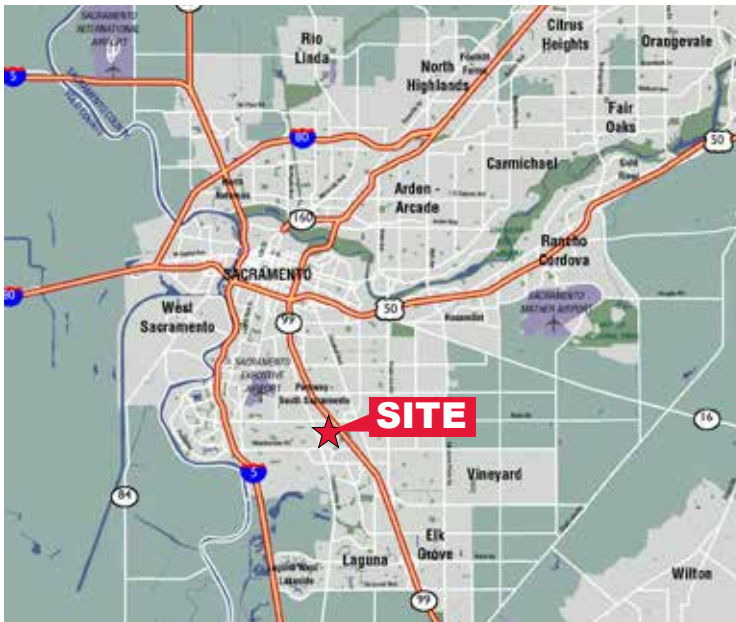


FOR SALE:

Prime Freeway Frontage Commercial Parcel
NWC La Mancha Way @ S. Elder Court
Sacramento, CA



**SELLER FINANCING
AVAILABLE**



Highlights:

- ◆ Parcel Size: ±37,287 SF
- ◆ Apn: 118-0290-001
- ◆ Zoning: C-1-PU
- ◆ Utilities: To Site
- ◆ Site Improvements: Curb, Gutter, Sidewalk
- ◆ Prime Freeway Frontage
- ◆ Easy Freeway Access Via Mack Road
- ◆ Close Proximity To Kaiser Hospital And Dignity Health Hospital Campuses
- ◆ Close To All Shopping Amenities
- ◆ Seller Financing Available
- ◆ Price: \$399,000

Ken Noack, Jr. Senior Managing Director 916.747.6442 knoack@ngkf.com CA RE License #00777705

**Newmark
Knight Frank**

980 Ninth Street, Suite 2500, Sacramento, CA 95814

www.ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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