

For SALE: Premier Office Buildings

7803 MADISON AVENUE, CITRUS HEIGHTS, CALIFORNIA



WEST HAWK
COMMERCIAL REAL ESTATE



PROPERTY DETAILS:

MADISON OFFICE PARK consists of 3 beautiful, single story brick buildings set amongst a business professional campus. These properties are located near the prime intersection of Madison & Sunrise with ample amenities within walking distance.

- Opportunity to Own Premier Office Building(s)
- Cost to Own for Owner-User Buyers Occupying 50% and Paying Just 10% Down Payment is Significantly Less than the Cost to Rent Comparable Space in this Area.
- Well Maintained Properties Ready to Occupy
- Square Footage Ranging from $\pm 10,692$ - $\pm 39,090$ sq.ft.
- Built in 1987
- Zoning: BP (Business & Professional Office)
- High Visibility Signage Available Along Madison Ave.
- Fully Zoned HVAC with Individual Meters per Suite
- Fire Protection: Wet Pipe Sprinklers

AREA MAP:



Zack Gossell

Principal
Lic #01423381

Cell 916.206.3056
zg@WestHawkCRE.com

Kim Collins

Senior Director
Lic #00829067

Cell 916.847.7231
kcollins@WestHawkCRE.com

6806 Fallsbrook Court
Granite Bay, CA 95746

916.668.8900

www.WestHawkCRE.com

Offered at: Building A \$2,455,075 (\$175/sf)
Building B \$2,442,730 (\$170/sf)
Building C \$1,764,180 (\$165/sf)

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 the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease of financing, or withdrawal without notice and to any special conditions imposed by our principal.



FOR SALE: BUILDING A

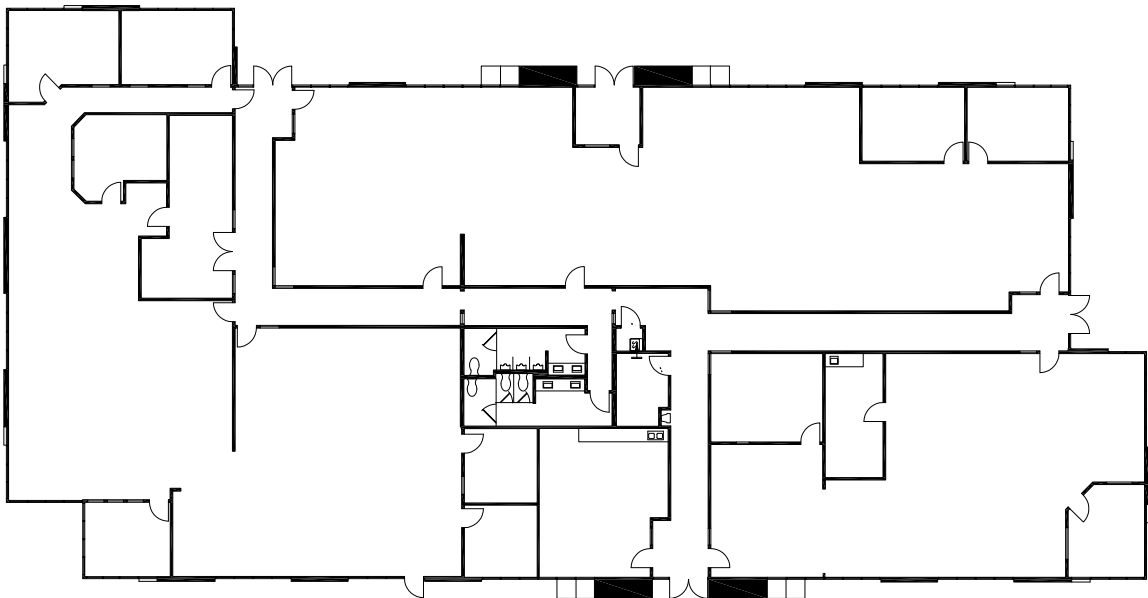
7803 MADISON AVENUE, CITRUS HEIGHTS, CA

Offered at:
\$175.00 S.F. / \$2,455,075



BUILDING A

±14,029 SQ.FT.



Zack Gossell
Principal
Lic #01423381
Cell 916.206.3056
zg@WestHawkCRE.com

Kim Collins
Senior Director
Lic #00829067
Cell 916.847.7231
kcollins@WestHawkCRE.com

6806 Fallsbrook Court
Granite Bay, CA 95746

916.668.8900
www.WestHawkCRE.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 the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease of financing, or withdrawal without notice and to any special conditions imposed by our principal.



WEST HAWK
COMMERCIAL REAL ESTATE

FOR SALE: BUILDING B

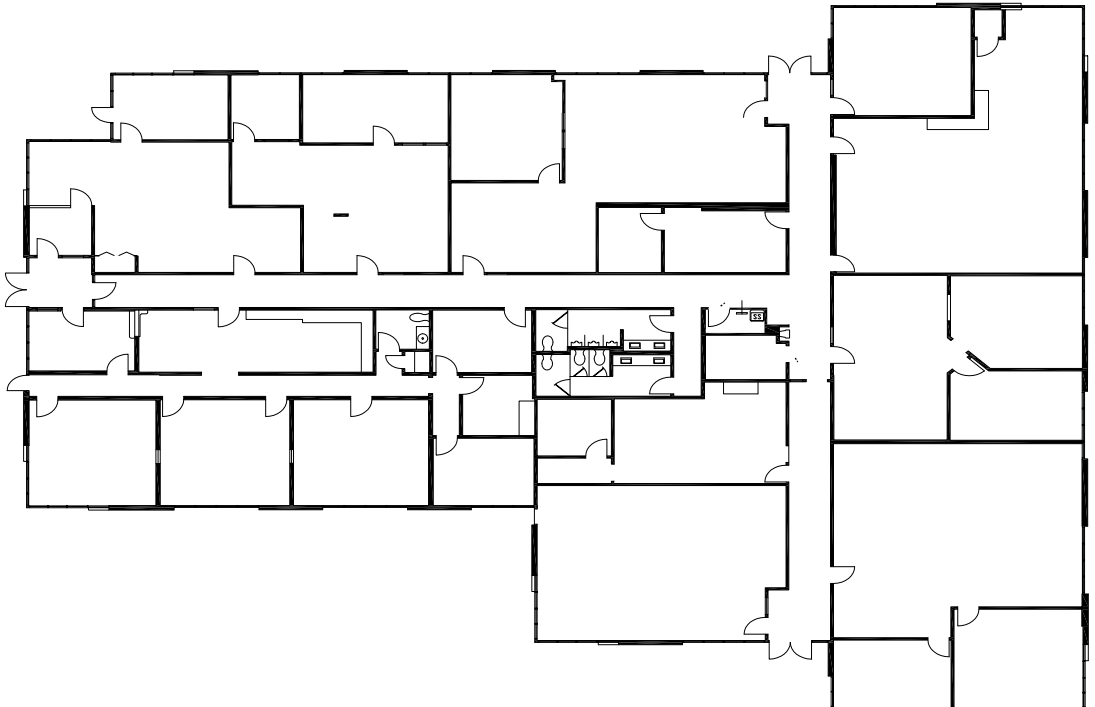
7803 MADISON AVENUE, CITRUS HEIGHTS, CA

Offered at:
\$170.00 S.F. / \$2,442,730



BUILDING B

±14,369 SQ.FT.



Zack Gossell

Principal

Lic #01423381

Cell **916.206.3056**

zg@WestHawkCRE.com

Kim Collins

Senior Director

Lic #00829067

Cell **916.847.7231**

kcollins@WestHawkCRE.com

6806 Fallsbrook Court
Granite Bay, CA 95746

916.668.8900

www.WestHawkCRE.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 the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease of financing, or withdrawal without notice and to any special conditions imposed by our principal.



WEST HAWK
COMMERCIAL REAL ESTATE

FOR SALE: BUILDING C

7803 MADISON AVENUE, CITRUS HEIGHTS, CA

Offered at:
\$165.00 S.F. / \$1,764,180



BUILDING C

±10,692 SQ.FT.

UP TO 8,620 SQ.FT. CAN BE AVAILABLE FOR OWNER/USER

Zack Gossell

Principal
Lic #01423381

Cell 916.206.3056
zg@WestHawkCRE.com

Kim Collins

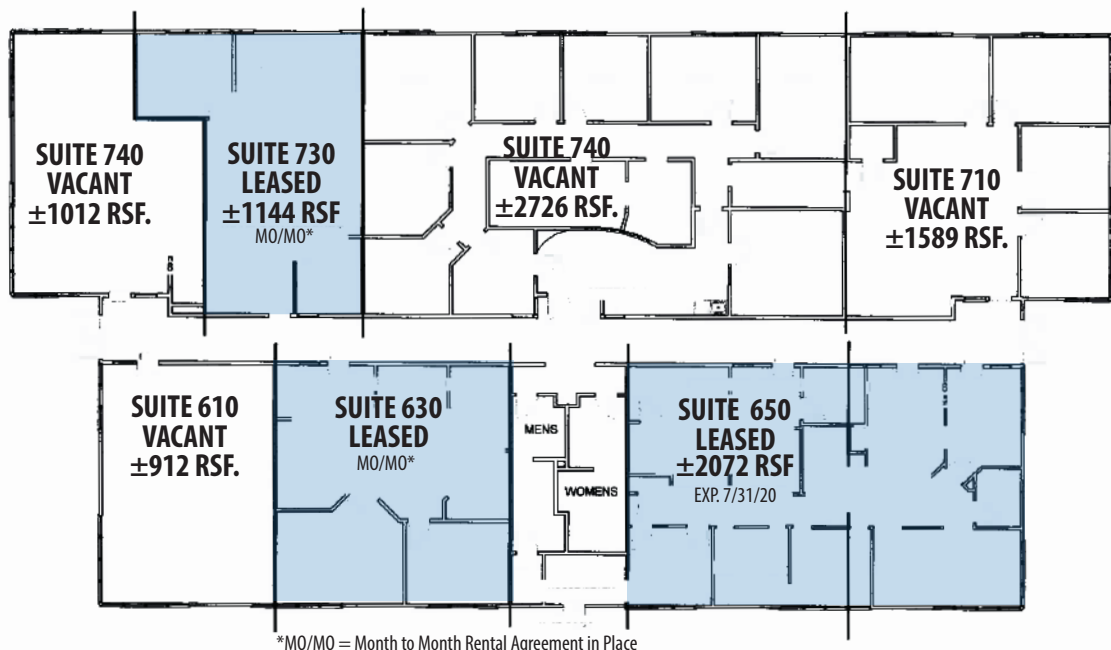
Senior Director
Lic #00829067

Cell 916.847.7231
kcollins@WestHawkCRE.com

6806 Fallsbrook Court
Granite Bay, CA 95746

916.668.8900

www.WestHawkCRE.com



*MO/MO = Month to Month Rental Agreement in Place

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 the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease of financing, or withdrawal without notice and to any special conditions imposed by our principal.