

9700 Business Park Drive

Building 400
Sacramento, CA

2,400 SF condo for sale with income

1,075 SF available for Owner/User

2 Suites: 406 & 407

\$396,000 (\$165/PSF)

Suite 407 income in place for 55% of
the condo

5 year lease expiring 3/31/21

2 five (5) year options

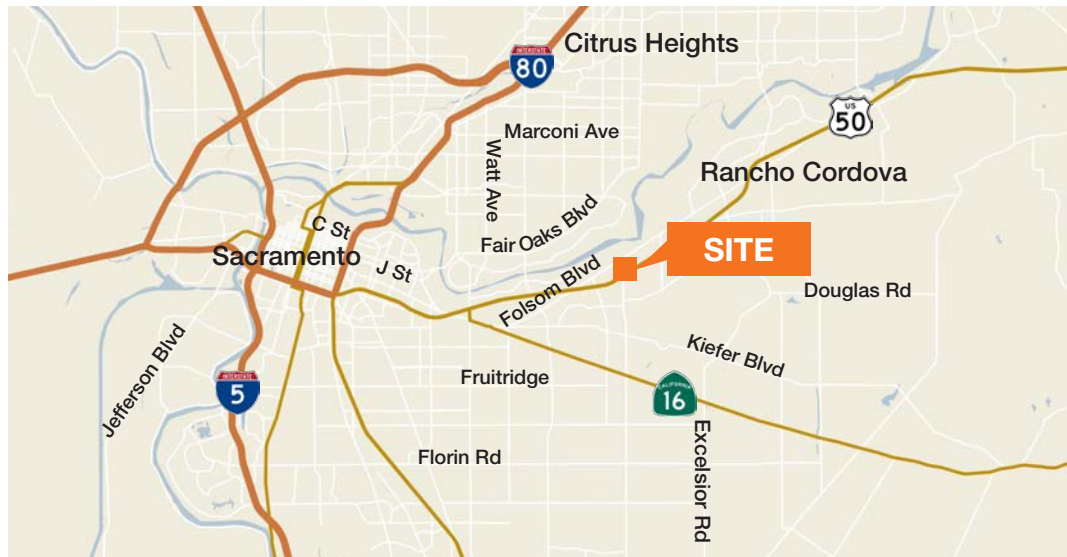
NOI (\$17,129.00) on leased space
@7.8 Cap = \$218,625 (\$165/PSF)

Suite 406-1,075 SF Available for
Owner/User @ \$177,375 (\$165/PSF)

Fully Built out reception, 3 office,
kitchen/break-room

Well maintained office park setting
with east Hwy 50 access

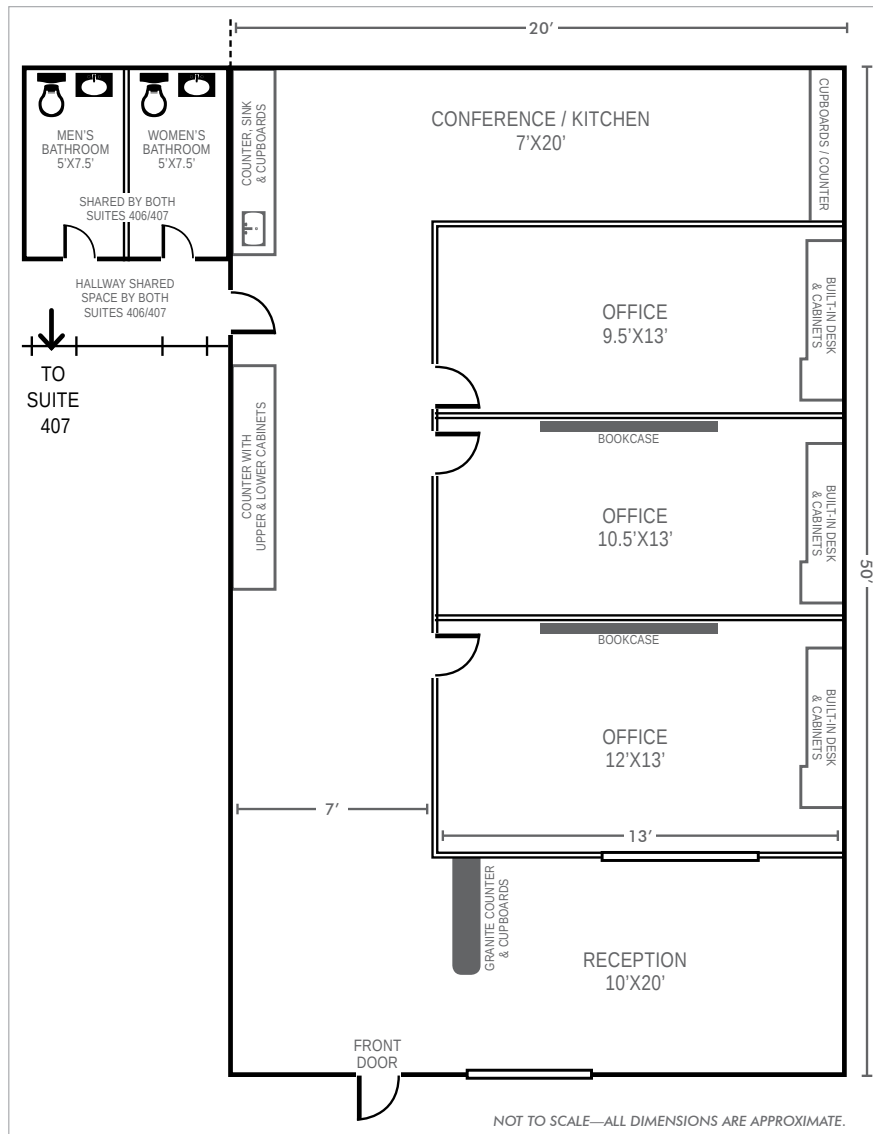
Ample parking on site



Contact

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LIC #00773081

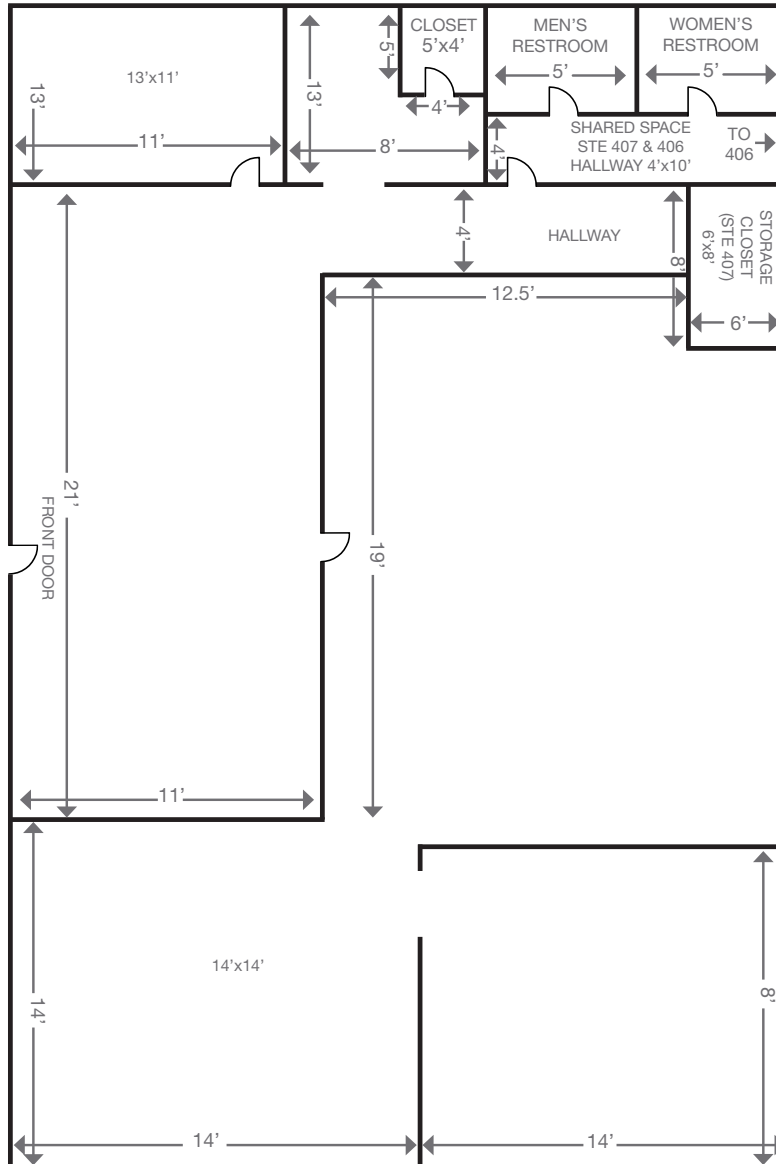
Floor Plan - Suite 406 Available



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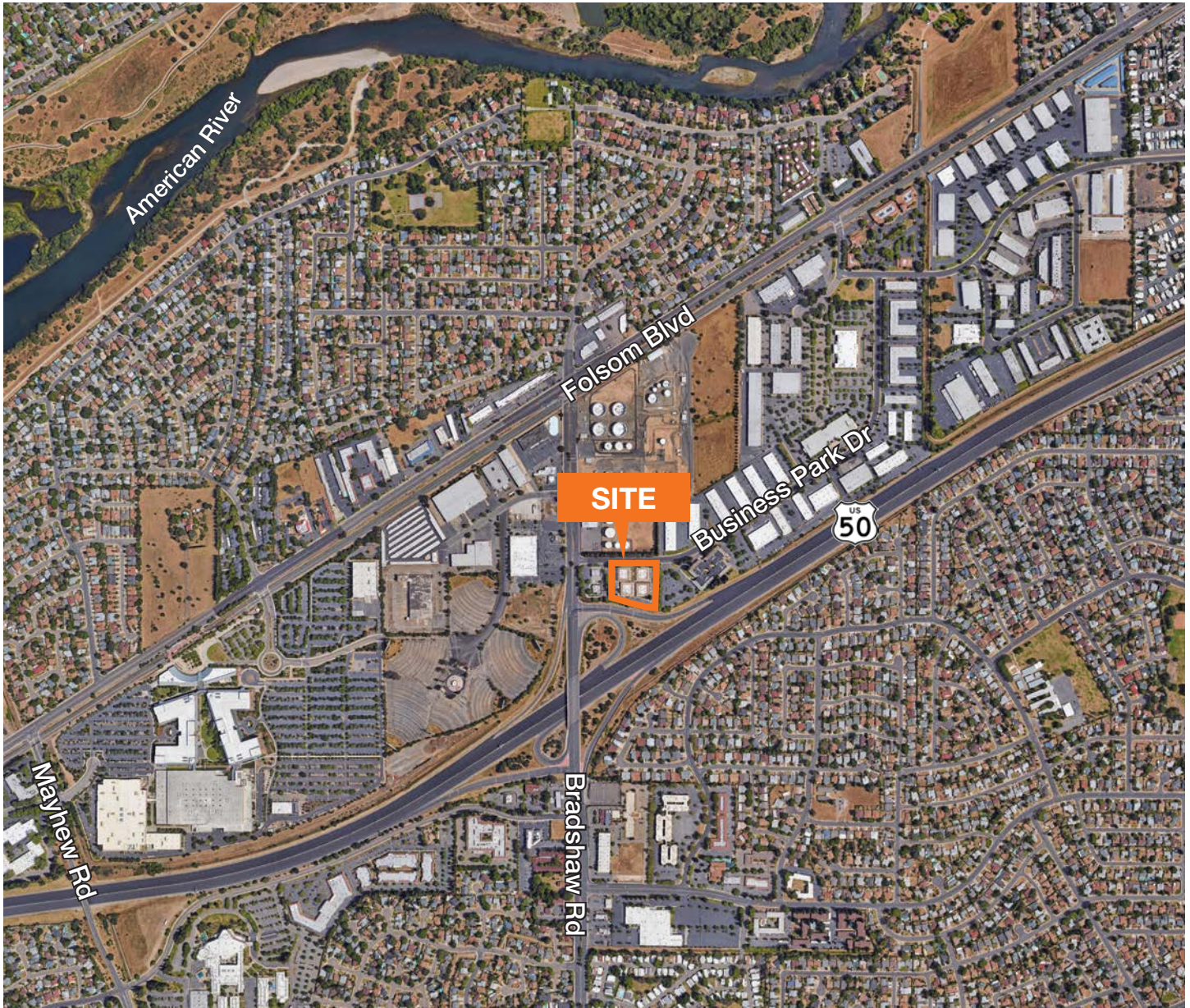
Floor Plan - Suite 407 Leased



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Surrounding Area



Contact

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Aerial



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Parcel Map



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