



FEATURES

- ± 4.11 Acres, Three Parcels, Divisible
- ±3,716 SF - ±32,100 SF Available
- Former Great Valley Chrysler Jeep Isuzu
- Auto Commercial Zoning
- ±620 Linear feet of frontage on Fulton Ave (Fulton Corridor)
- Corner location, easy access
- High traffic counts @ 38,150 ADT
- Potential lot-line adjustment
- Build to suit
- Owner financing available
- Great redevelopment potential
- The Fulton Avenue Association plans to improve and distinguish Fulton Avenue as one of the most attractive areas in the greater Sacramento region.
- Visit www.FultonAvenue.com for more redevelopment information
- Please call for specific pricing

SCOTT CABLE

Direct 916.480.2650
scott@ckcommercial.com
DRE #00984211

TOMMY PONDER

Direct 916.480.2634
tommy@ckcommercial.com
DRE #01431506

Cable & Kilpatrick

960 Fulton Ave., Suite 100
Sacramento, CA 95825
916.489.6400 Fax 484.9360

www.ckcommercial.com

This site is located in the heart of **Fulton Avenue Auto Row**, and automotive use can be put in place immediately. This site is also within the boundaries of a proposed **Special Planning Area (SPA)** designed to ease the way for redevelopment and revitalization of the **Fulton Avenue Corridor**. Additionally, on-going efforts by the **Fulton Avenue Business Association** have already improved streetscapes and conduct regular marketing promotions for local businesses.

Existing structures include:

- ±12,297 SF: Two showroom floors & associated offices
- ±6,500 SF: Retail and parts department
- ±14,000 SF: Service area
- ±2,305 SF: Storage buildings

APN's: 278-094-010 **Total Area:** ±4.11 ac
278-094-025
278-137-002



Investment Overview

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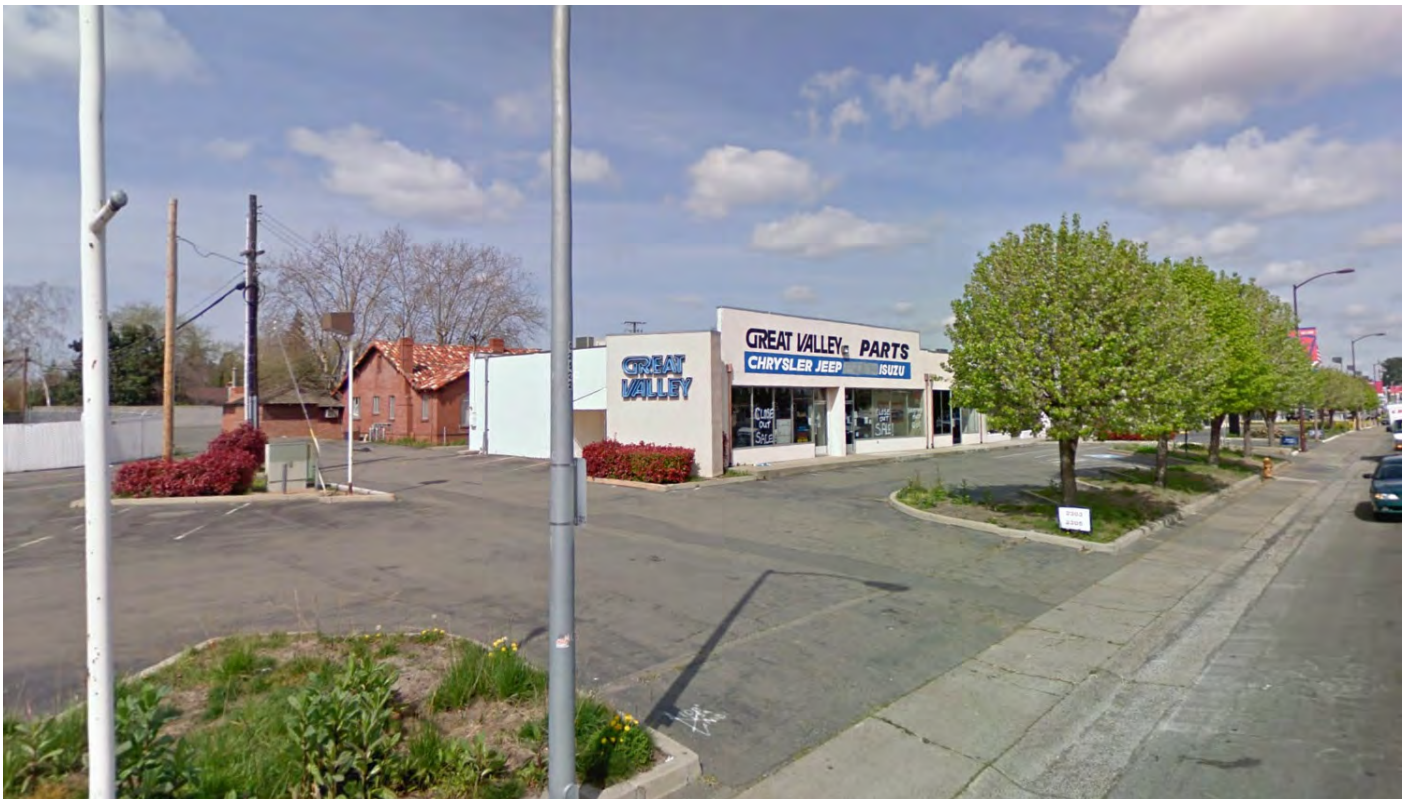
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FOR SALE OR LEASE

±35,102 S. F. Available

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**2241-2329 Fulton Avenue
Sacramento, California 95825**



Property & Vicinity Photos

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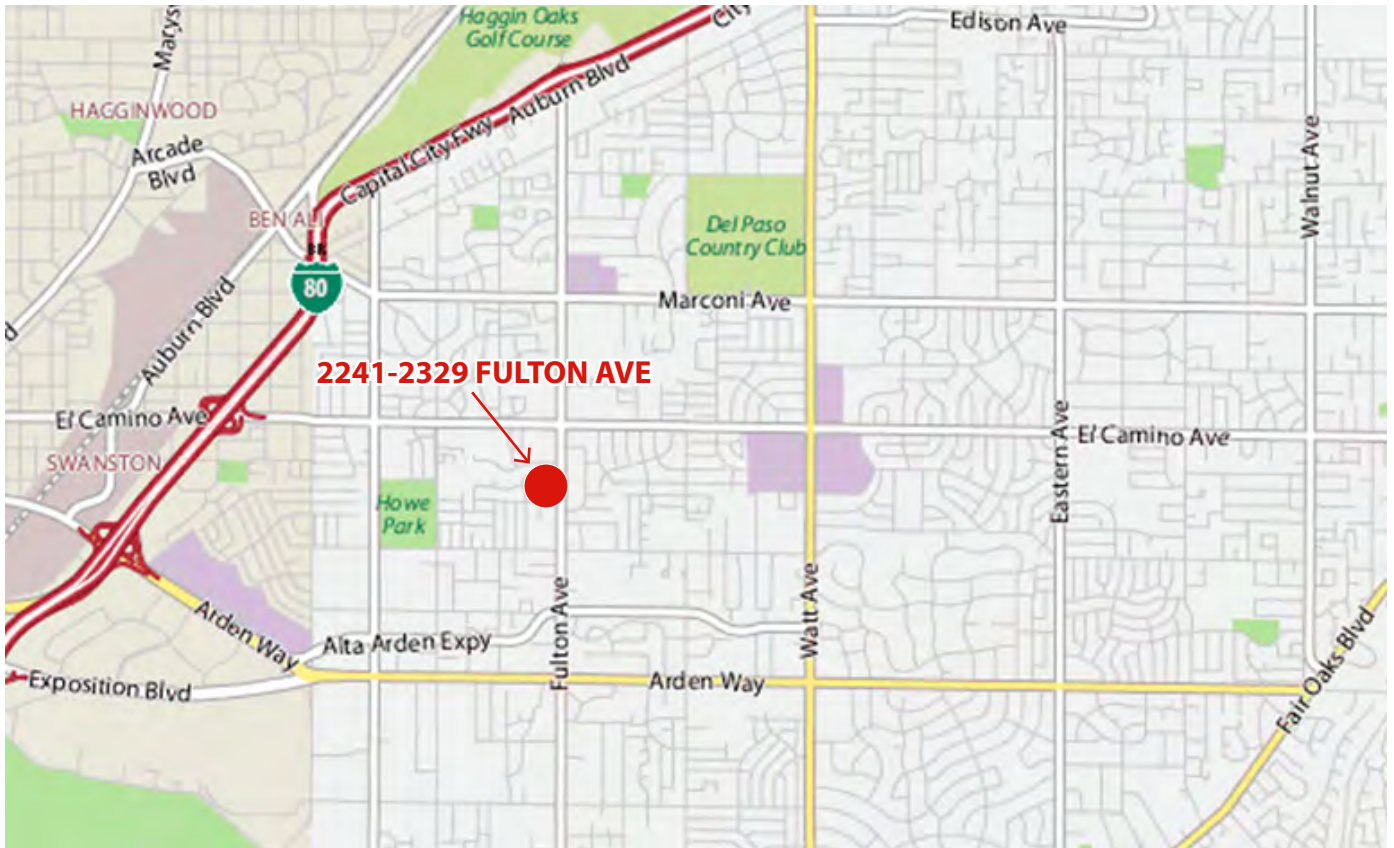
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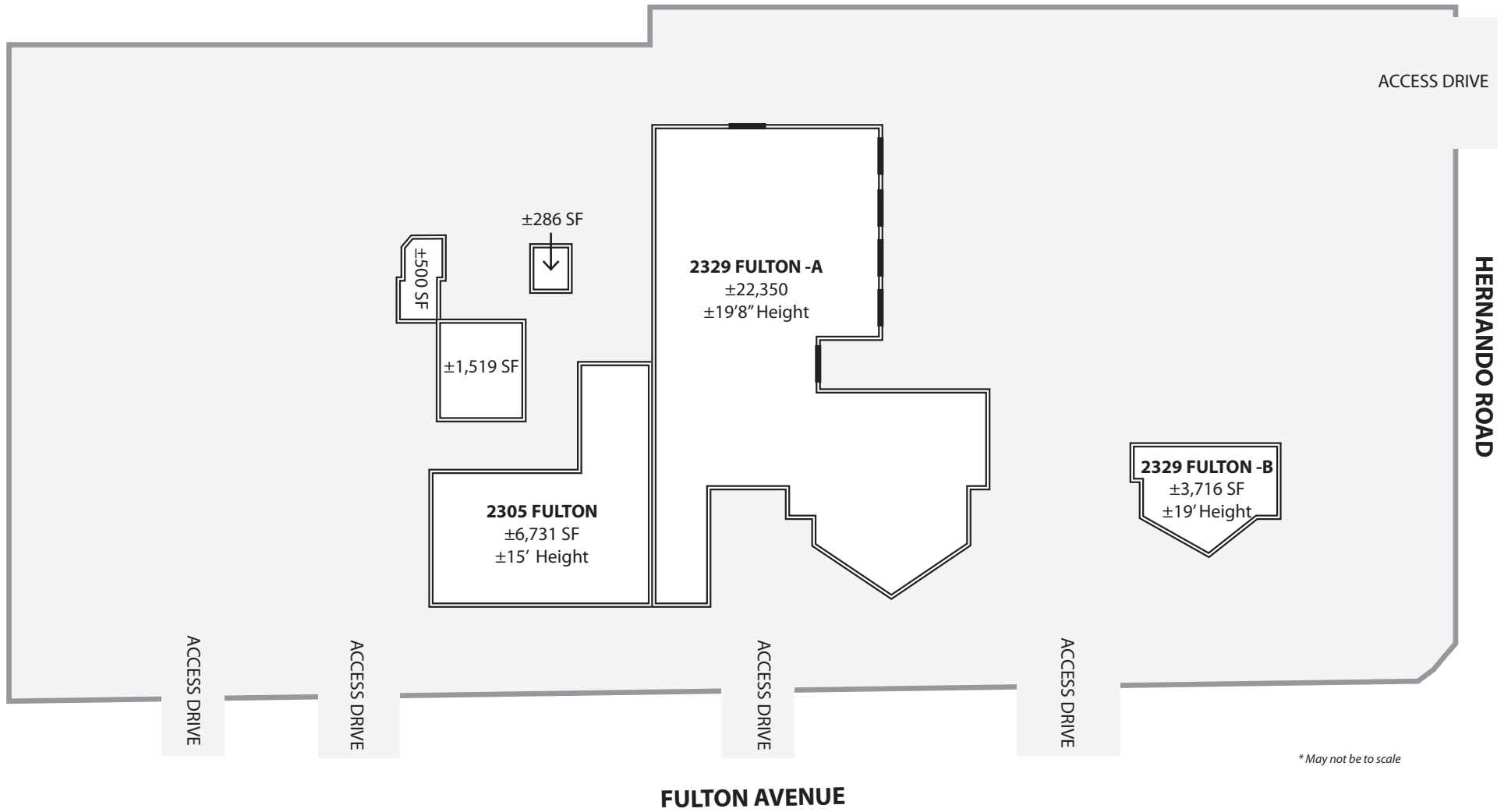


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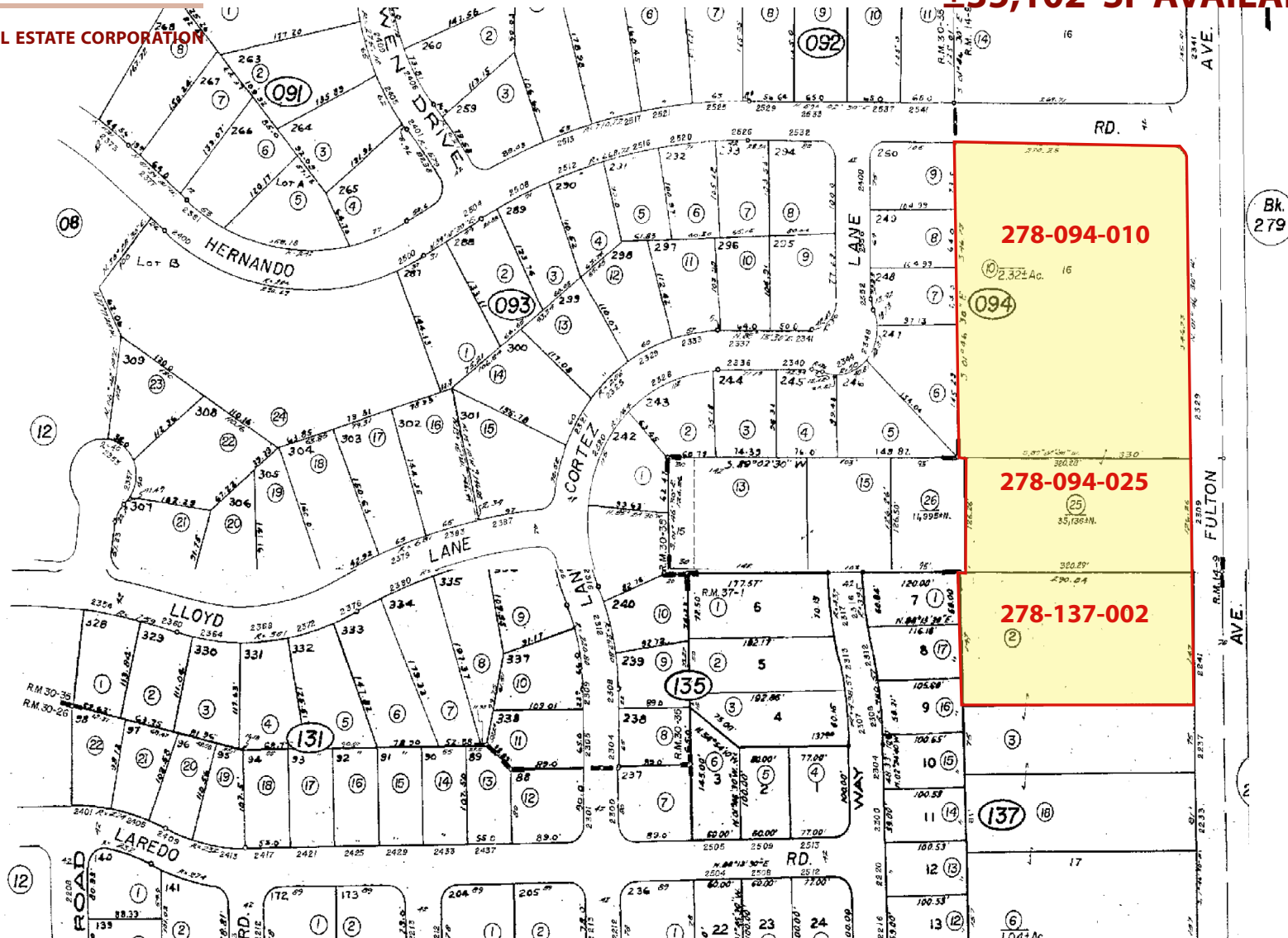
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±35,102 SF AVAILABLE**



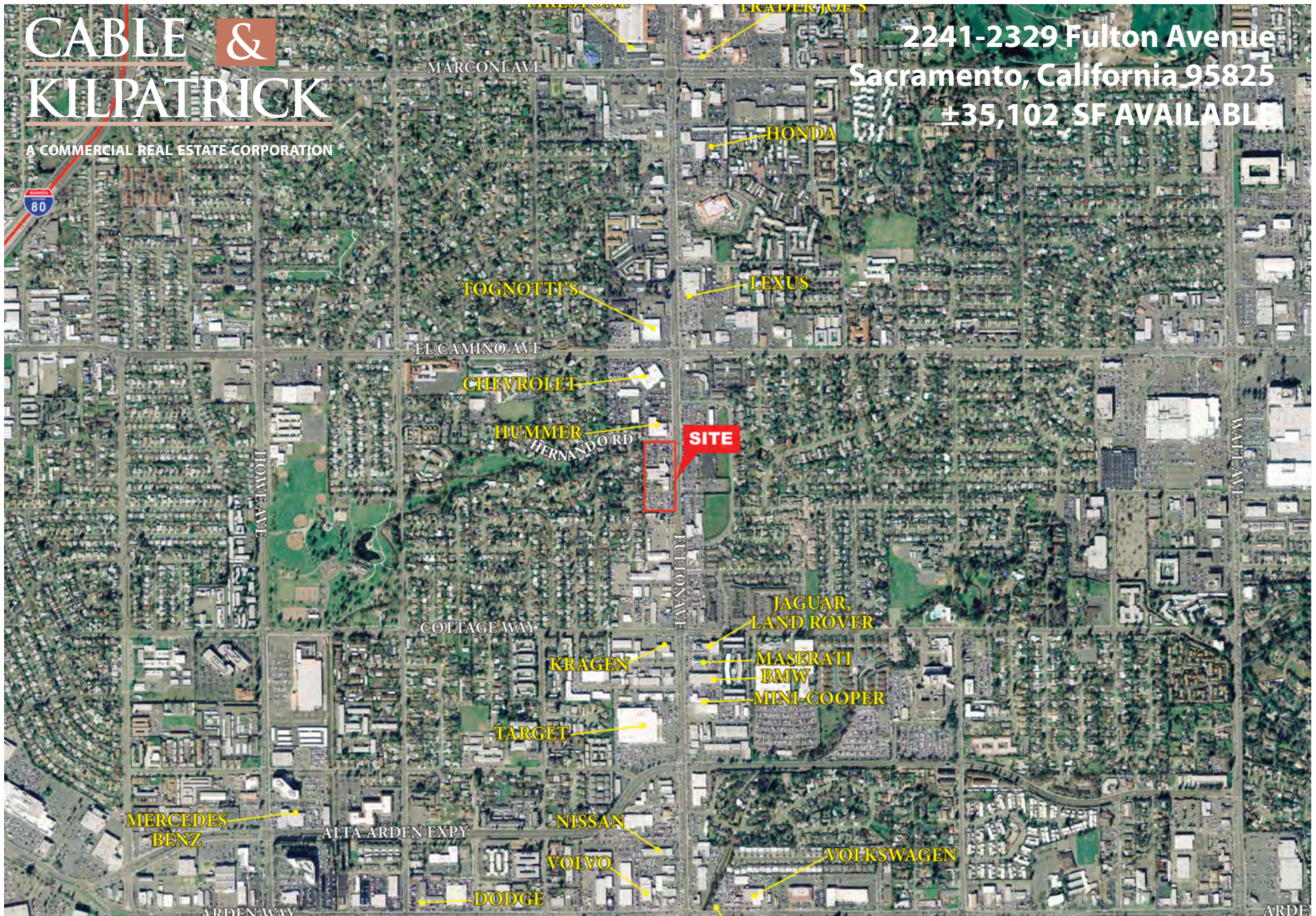
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