

# West Sacramento Retail with Yard | FOR SALE



## Seller Financing Available | Perfect Owner User

1517-1521 Sacramento Avenue  
West Sacramento, CA 95605  
Building Size: 3,800 sf

Lot Size: 22,216 sf  
APN: 014-091-038-000  
Zoned: C-2 - Mix Use: Retail / Office

This property is perfect use for  
Retail / Office

Church, Community Center, Bakery,  
Hardware Store, Convenience  
Market, Bar / Restaurant, Salon and  
many more available uses.

**PRICE: \$625,000**



License # 00915268



Lu Ann Henderson - 916-798-8559

Vice President

DRE # 01912126

[Lhenderson@thevollmancompany.com](mailto:Lhenderson@thevollmancompany.com)

[www.hendersoncre.com](http://www.hendersoncre.com)





- Close To Freeways & IKEA Shopping Center
- Gated Stand Alone Building
- Paved Yard With Ample Parking
- Two Meters For Splitting Units
- Drive Through Access
- Large Built Out Bar With Water/Exhaust Fans
- Built By Original Existing Owners
- Once A Kitchen With Existing Hood
- Two Built In Floor Safes
- 2 Fire Places, 1 Wood Burning 1 Gas
- Bullet Proof Windows
- Monument Signage For High Traffic
- Light Poles In Parking Lot
- NO HVAC. Will Credit Back For Replacement

This unique classic, stand alone building is located in a prime retail location of West Sacramento. With added characters of a beautiful brick fire place and other brick details throughout the building. This building was once a restaurant with a full bar and still has some of those features in the building. This Retail building can also be split with separate entry access for an owner user business and income producing investment. Close to IKEA and retail shopping malls means easy access to surrounding freeways in the area. This building has ample parking surrounding the building and would be best suited for church, brewery, rental facility or most any types of retail business. It also has a unique drive through access surrounding the building. It's definitely a unique must see building! This type of building is located in the hot moving West Sacramento district.

