

# 2017 T STREET

FOUR ADJACENT MIDTOWN PROPERTIES AVAILABLE FOR SALE





# PROPERTY ONE

TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT A RARE VICTORIAN HOME IN EXCELLENT CONDITION AT 21ST AND T STREET.

Property One is an exquisitely updated Victorian Foursquare single-family home featuring four to six bedrooms, two and a half bathrooms, formal dining room with box beam ceilings and built-in China cabinets, large kitchen and breakfast area, sunny living room, fully finished basement, wide front porch and back deck, and backyard garden. The entire home is serviced by central heat and air conditioning. The historic home has been updated but maintained its charming architecture, like pocket French doors, coved ceilings and picture frame rails throughout.

The first floor has a private room that could be a bedroom, office, or built out into a full restroom. The second floor has four bedrooms and sunroom that could be another bedroom, reading room, or nursery.

The expansive basement has a full bathroom and separate entrance; it could be the children's play area, a private office, or in-laws quarters.

## PROPERTY INFO

<b>Property 1:</b>	Victorian Foursquare Single-Family Home (4-5 BD, 2.5 BR)
<b>Property 2:</b>	3200 SF land with barn garage, inline on Solons Alley
<b>Property 3:</b>	6400 SF vacant land, inline on T Street to Solons Alley
<b>Property 4:</b>	3200 SF vacant land, hard corner on T Street and 21st
<b>Year Built:</b>	1900
<b>Building Size:</b>	2700 SF + fully finished basement and barn garage
<b>Construction:</b>	Wood Frame
<b>APN:</b>	010-0026-024-0000
<b>Zoning:</b>	C-2
<b>Total Parcel Area:</b>	16,000 SF / 0.37 acres (3 Parcels)
<b>Buildable Area:</b>	12,800 SF / 0.29 acres approximately

*\*Disclaimer: The parcel will be subdivided into four parcels. Tentative map subject to approval by City of Sacramento. Parcel sizes are approximate square-footage.*







#### PROPERTY ONE FEATURES:

The property has been lovingly maintained with many quality upgrades and renovations, including:

- Interior walls were all hand-plastered, retextured, and repainted (Summer 2017). Exterior of the house had wood working restored and repainted (2013).
- Vintage double-hung windows had sashes/cords replaced (Summer 2017).
- New carpet and vinyl flooring installed throughout (Summer 2017).
- New light fixtures installed (Summer 2017).
- Back porch rebuilt with Trex (2013).
- Decorative corbels in the front of the house, ogee profile gutters, porch rail balusters, and exterior crown molding trim replaced (2013).
- Water sprinklers installed in the front and back lawns (2013).
- Roof on the house and barn are approximately 10 years old.
- All electrical, sewer, and water lines replaced and upgraded (1980s).

**Asking Price: \$875,000**







# PROPERTY TWO

Property Two is a separate parcel of land with a vintage barn garage, adjacent to the house on Solons Alley. The property is approximately 3200 square feet, measuring 40 feet wide and 80 feet deep approximately. The barn features sliding barn doors and hay loft, and it is outfitted with electrical service.

The house and barn can be purchased separately, or together as one large lot approximately 6400 SF, which provides a homeowner with off-street parking, reuse of the barn, and a backyard area for recreation and relaxation.

Property Two offers a possible infill development opportunity of additional residential units, such as, a single-family residence, townhomes, or a multi-family apartment building. The unique feature of the property is the location on the fully-improved alley and across from other alley-facing townhomes.

**Asking Price: \$240,000 (\$75/SF)**







# PROPERTY THREE

Property Two is a separate vacant parcel of land adjacent to the house on T Street. The property is approximately 6400 square feet, measuring 40 feet wide and 160 feet deep, going to Solons Alley. The property offers a prime infill development opportunity for one or two single-family residences, or a multi-family apartment building. The unique feature of the property is that it's a through lot with alley access, allowing various options for potential projects.

**Asking Price: \$576,000 (\$90/SF)**





# PROPERTY FOUR

Property Three is a separate vacant parcel of land on the “hard” corner of 21st Street and T Street. The property is approximately 3200 square feet, measuring 80 feet wide and 40 feet deep. The property offers an excellent infill development opportunity for residential, multi-family, retail, office, or mixed-use development project. The location benefits from high visibility on a major corridor and flexible commercial zoning.

**Asking Price: \$400,000 (\$125/SF)**





# MIDTOWN: LIVE. WORK. PLAY.

TAKE ADVANTAGE OF THE BOOMING SACRAMENTO MARKET

The Portfolio is situated along a burgeoning corridor in Midtown that stands to benefit from the continued investment into the R Street Corridors as well as the several active developments at 19th & Q Street, Sacramento Bee Parking Lot and 20th & Q Street that will account for over 550 Residential Units. There are currently as many as 10,000 residential units planned for the Midtown/Downtown area throughout the next decade. Access to the Ice Blocks & R Street retail and arts district, the Handle District and the center of Midtown, in the newly named Lavender Heights District centered at 20th & K Street. These districts are home to some of Sacramento's best restaurants, events and nightlife scene. Major residential developments are taking place nearby and retailers, office tenants and residents are flocking to the urban core to take advantage of the existing live, work, play lifestyle.

Distinctly different from the rest of Sacramento, Midtown Sacramento is the perfect fusion of multi-generational locally owned business and organic youth infused goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the burgeoning and fruitful submarket. Many people consider Midtown to be the most centralized area in the City of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento.







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