

FOR SALE / LEASE

1817 CAPITOL AVE, SACRAMENTO, CA



4,898

SF BUILDING

7

PARKING STALLS

OWNER-USER

OPPORTUNITY

PRICE

REDUCED

The only owner-user opportunity in Midtown's amenity-rich Handle District.

Property Overview

- Sale price: \$1,575,000 - \$1,900,000.
- 1,391 - 4,898 SF available for lease.
- \$1.75/SF/Month Modified Gross.
- Owner-user or can be multi-tenanted on 3 stories.
- Private offices and creative office space.
- Development potential on back parking lot.

Property Location

- 1 min walk to Zocalo, Fieldwork Brewing, Sibling by Pushkin's and Paesano's.
- 3 min walk to Jack's, Mulvaney's, Crepeville, Chipotle, Waterboy and Aioli.
- Recruit and retain talent with productive and fun location.
- Prestigious Capitol Ave address.

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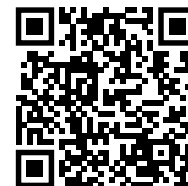
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MORE INFO & BROCHURE