

RANCHO CORDOVA

4411 NIOBE CIRCLE

---

Single-family home for sale in Anatolia



**TURTON**  
COMMERCIAL REAL ESTATE

4411



2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](http://TURTONCOM.COM)

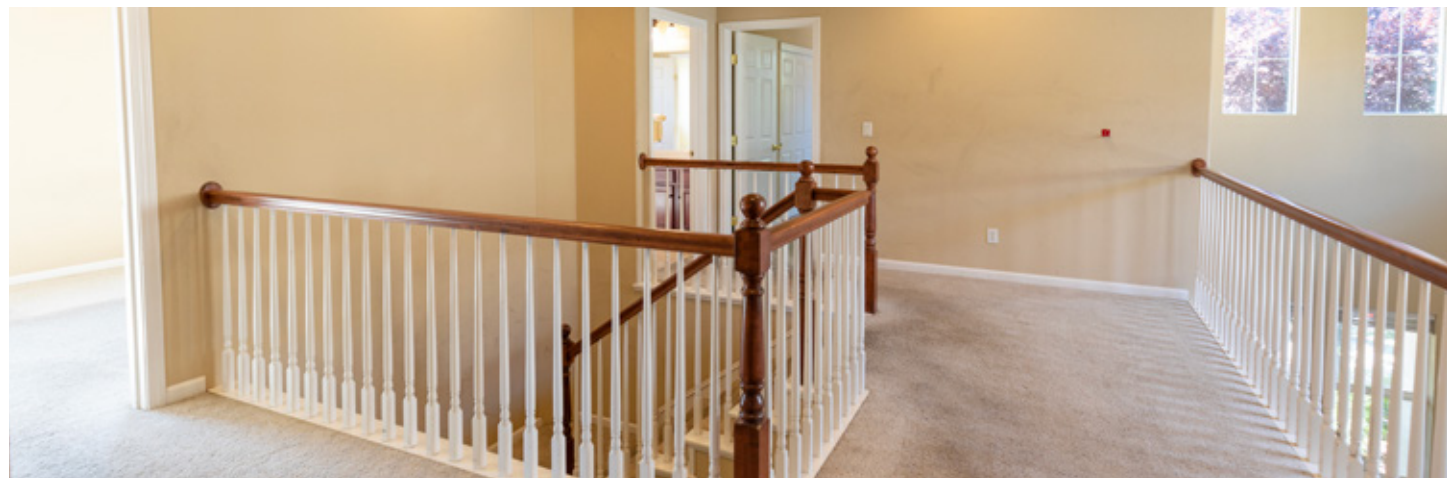
**KEN TURTON**  
PRESIDENT - LIC. 01219637  
916.573.3300  
[KENTURTON@TURTONCOM.COM](mailto:KENTURTON@TURTONCOM.COM)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
[SCOTTKINGSTON@TURTONCOM.COM](mailto:SCOTTKINGSTON@TURTONCOM.COM)

**PATRICK STELMACH**  
VICE PRESIDENT - LIC. 01964999  
916.573.3314  
[PATRICKSTELMACH@TURTONCOM.COM](mailto:PATRICKSTELMACH@TURTONCOM.COM)

© 2023 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.

4411



# THE PROPERTY

2,785  
SF HOME

5,750  
SF PARCEL

5  
BED

3  
BATH

2005  
BUILT

\$575,000  
ASKING PRICE

*IDEALLY SUITED FOR A HOMEBUYER OR ENTREPRENEURIAL INVESTOR!*

Turton Commercial Real Estate as exclusive advisor is pleased to present the opportunity to acquire 4411 Niobe Circle, Rancho Cordova, CA 95742 (the "Subject Property"). The Subject Property is an approximately 2,785 square foot single-family home with 5 bedrooms and 3 bathrooms on 0.13 acre / 5,750 square foot parcel. The Subject Property is located in the Anatolia neighborhood of the City of Rancho Cordova, in County of Sacramento, 10 miles east of City of

Sacramento. The Property benefits from its location in proximity to Robert J. McGarvey Elementary School, Sandpiper Park, Anatolia Clubhouse, Eagle's Nest Park, and Heron Landing Community Park. Nearby amenities also include Raley's grocery store-anchored shopping center, Mather Regional Park, and Mather Golf Course. Within a stone's throw, residents enjoy numerous restaurants, coffee shops, open green space, and neighborhood-serving retail. The Subject Prop-

erty is ideally suited for a homebuyer or entrepreneurial investor interested in purchasing the home as a rental property. The Subject Property was formerly used as a neighborhood fire station by the seller, Sacramento Metropolitan Fire District. The sale is subject to the Surplus Land Act and approval by the California Department of Community Housing and Development. The Subject Property is being offered for \$575,000.





## PROPERTY DETAILS:

Address:	4411 Niobe Circle, Rancho Cordova, CA 95742
Parcel Number:	067-0560-025-0000
Building Size:	2,785 SF
Configuration:	5 Bedrooms/3 Bathrooms
Land Area (SF):	5,750 SF
Land Area (AC):	0.13 Acres
Year Built:	2005
General Plan Designation:	Low Density Residential (2.1-6.0 du/acre)
Zoning Designation:	RD-7 (SDSP)
Existing Use:	Vacant Single-Family Residence





# PROPERTY LOCATION

LOCATED IN ANATOLIA, RANCHO CORDOVA

Anatolia is a community in Rancho Cordova, California. Designed for convenience, the community features multiple community parks, hiking and biking trails, preserved wetlands, and a beautiful 12,000 square foot clubhouse with three pools and a gym. Anatolia lies in the southern part of Rancho Cordova, between Sunrise Boulevard on the west and the new Rancho Cordova Parkway on the east; and from Douglas Road on the north to the greenbelt on the south. The neighborhood was built in the mid-2000s, with the first homes sold in 2005. Within

the neighborhood are nearly 2,100 single-family detached homes, two elementary schools, and four community parks. Since becoming an independent city in 2003, Rancho Cordova has built upon its rich history as an Air Force town and has cultivated a modern, caring, beautiful city with a strong sense of diversity and a thriving local arts scene. This community of doers and makers is committed to constant improvement for the betterment of everyone and future generations.

Rancho Cordova is full of people eager to step up and help their neighbors — whether they've lived in the area for decades or just recently arrived. The city is still growing, and its residents are purposeful about maintaining a loving community. Located at the crossroads of old and new, the philosophy of “if you build it, they will come” is a daily lived experience here. Rancho Cordova celebrates its rich history and the creatives, business owners, community members and leaders who keep the city thriving in new public art exhibitions.



4411



## NEARBY AMENITIES

The Subject Property is located in the Anatolia neighborhood of the City of Rancho Cordova, in County of Sacramento, 10 miles east of City of Sacramento. Below are examples of some of the amenities that surround 4411 Niobe Circle.

<b>3</b> MINS TO MCGARVEY ELEMENTARY	<b>4</b> MINS TO RALEY'S SHOPPING COMPLEX	<b>7</b> MINS TO MATHER REGIONAL PARK	<b>7</b> MINS TO MATHER GOLF COURSE	<b>10</b> MINS TO MATHER AIRPORT
<b>20</b> MINS TO HAGAN COMMUNITY PARK	<b>21</b> MINS TO COLLEGE GLEN NEIGHBORHOOD	<b>25</b> MINS TO SACRAMENTO STATE	<b>25</b> MINS TO EAST SACRAMENTO	<b>30</b> MINS TO MIDTOWN



4411



2131 CAPITOL AVENUE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCOM.COM](http://TURTONCOM.COM)

**KEN TURTON**  
PRESIDENT - LIC. 01219637  
916.573.3300  
[KENTURTON@TURTONCOM.COM](mailto:KENTURTON@TURTONCOM.COM)

**SCOTT KINGSTON**  
SENIOR VICE PRESIDENT - LIC. 01485640  
916.573.3309  
[SCOTTKINGSTON@TURTONCOM.COM](mailto:SCOTTKINGSTON@TURTONCOM.COM)

**PATRICK STELMACH**  
VICE PRESIDENT - LIC. 01964999  
916.573.3314  
[PATRICKSTELMACH@TURTONCOM.COM](mailto:PATRICKSTELMACH@TURTONCOM.COM)

© 2023 The information contained in the Offering memorandum is confidential and is not to be used for any other purpose or made available to other persons without the express written consent of Turton Commercial Real Estate ("TCRE"), Ken Turton or the owner. The material contained herein is based upon information supplied by owner in coordination with information provided by TCRE from sources it deems reasonably reliable. Summaries of documents are not intended to be comprehensive or all-inclusive but rather a general outline of the provisions contained herein and subject to more diligent investigation on the part of the prospective purchaser. No warranty, expressed or implied, is made by owner, TCRE or any other respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication provided to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communication. Without limiting the general nature of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business affairs, specific finances or specific condition of the Property since the date of preparation of the information. Prospective purchaser shall make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, inspection and review of the Property, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potential hazardous material located at the site.



RANCHO  
CORDOVA

4411 NIOBE  
CIRCLE



**TURTON**  
COMMERCIAL REAL ESTATE