

# FOR SALE

2564 21ST, SACRAMENTO, CA



**\$805,000**

ASKING PRICE

**\$168**

PER SF

**1,950**

SF BUILDING

**2,850**

SF PARKING & LAND

*Owner-user investor opportunity with potential for infill development at an approachable price point*

## Property Overview

- Recent roof replacement and complete HVAC overhaul
- C-2 zoning
- Year built: 1967
- Power: 200 Amps

## Property Location

- 21st Street is a major North-South artery connecting the entire city
- Safe and established mixed use neighborhood
- Ideal location at the confluence of Midtown, Broadway Corridor, Curtis Park, and Land Park
- Close to amenities, including: Buffalo Pizza & Ice Cream, Pancake Circus, Andy Nguyen's, Tower Cafe, Walgreens, Target, Selland's, Taylor's Market, Marie's Donuts, Dad's, Freeport Bakery, Chocolate Fish and Shoki Ramen

2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

## KIMIO BAZETT

DIRECTOR

D.R.E. LIC. 02152565

916.573.3315

[KIMIOBAZETT@TURTONCOM.COM](mailto:KIMIOBAZETT@TURTONCOM.COM)



SCAN OR CLICK FOR  
MORE INFO & BROCHURE