

FOR SALE

1423 28TH STREET, SACRAMENTO, CA



MIXED-USE

RESIDENCIAL + RETAIL

2,800

SF

\$630,000

PURCHASE PRICE

AAA

LOCATION

The property is a perfect opportunity for a “value-add” investor, as well as a residential or retail owner-user

Property Overview

- Mixed-use residential building with stand-alone retail space
- ± 2,800 SF building situated on a 1,920 SF parcel of land
- Upstairs residential unit has 2 bedrooms and 1 bathroom
- ± 300 SF stand-alone retail space along 28th Street
- Remainder of ground floor is large storage area with bathroom and sink
- Perfect for an investor, owner-user, or live-work

Property Location

- Easy access to Midtown and East Sacramento
- Surrounded by amenities that facilitate the live, work, play lifestyle
- Walking distance to Mast Coffee, Paragary's, Ink Eats, Fort Sutter Hotel, The Sofia Theatre, Sutter Medical Center, and the Sacramento Natural Foods Co-op

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