

3840

WATT AVENUE, BUILDING C
SACRAMENTO, CA 95821

FOR SALE
\$875,000



Property Highlights:

- Freestanding Office Building
- Located in the Lincoln Center East Business Park
- 3,600 Building
- Multiple private offices and Open work areas
- Above standard Tenant Improvements
- Extensive window lines
- Professionally managed business park
- Easy and Immediate freeway access

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

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Offering Memorandum

RE/MAX Gold is pleased to offer for sale, 3840 Watt Avenue, Building C, a freestanding office building, with on-site parking, located off Watt Avenue, in Sacramento, CA. It is a freestanding building located within the Lincoln Center East Owners' Association, a professionally managed OA.

The building was built in 2005 and comprises an entrance lobby and one suite on each side, the suite on the north side being larger than the one on the south side. The improvements are modern and current, and the building features windows on all four sides, with most of the offices having extensive window lines. There are two restrooms in the middle off the entrance lobby. The business park is beautifully landscaped. and there are abundant parking spots.

The building will be delivered vacant and is ideally suited for an owner-user to occupy the whole building or perhaps occupy one side and lease out the other. It s zoned Business Professional and is well suited for a variety of office uses. Other tenants in the business park include medical offices, dental office, attorney, etc. The property enjoys immediate access from Highway 80 and is centrally located within the Sacramento metropolitan area.



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Offering Summary

Building Address	3840 Watt Avenue, Building C, Sacramento, CA
Assessor's Parcel Number	255-0031-040-0000
Jurisdiction	County of Sacramento
County	Sacramento
Property Type	Freestanding office building in Lincoln Center East OA
Building Size	3,600 sf
Sale Price	\$875,000
Common Area Fees	\$0.30 per sf
Year built	2005
Number of stories	One
Zoning	Business Professional
Utilities	SMUD, PG and E



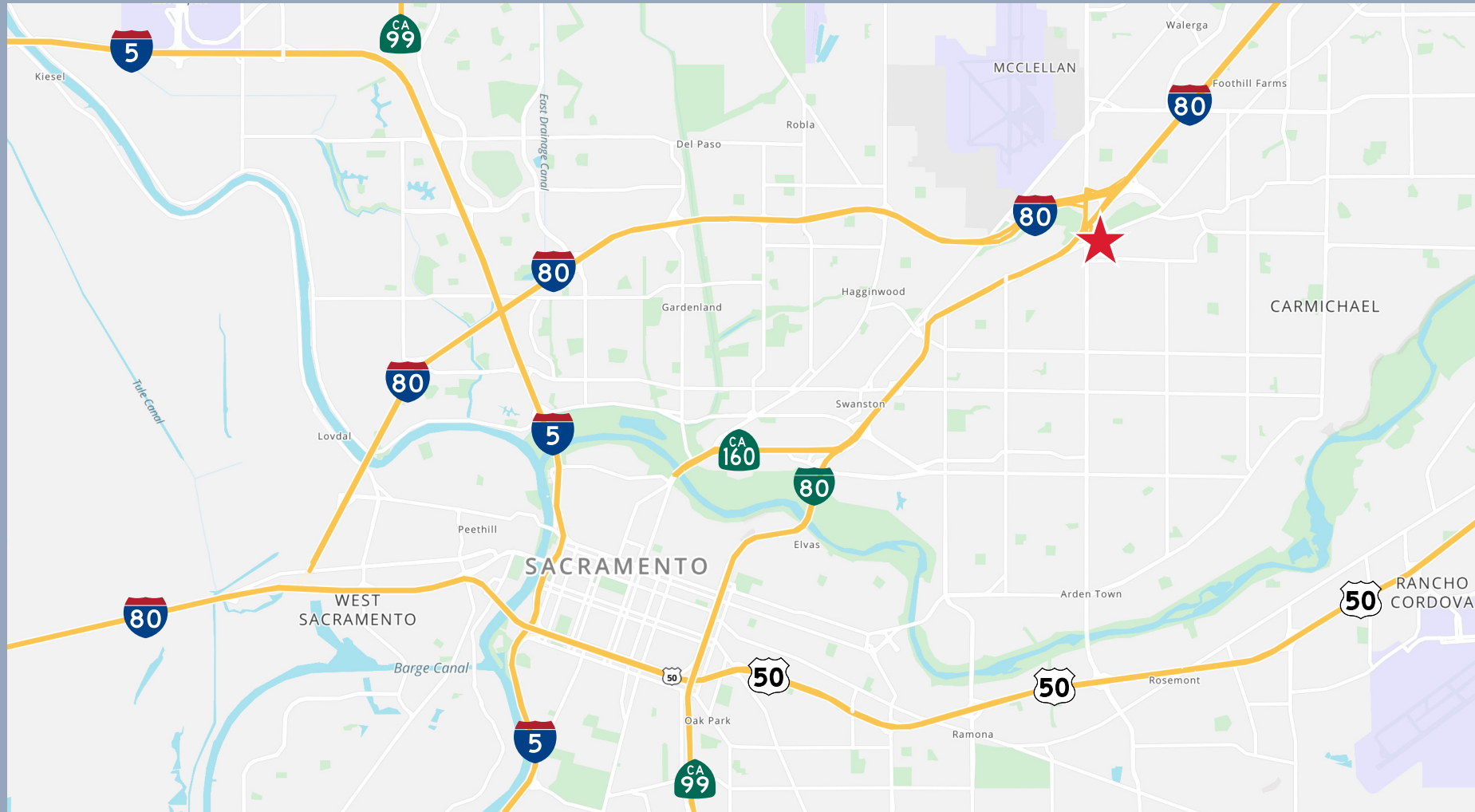
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Key Facts: 5 Mile Radius



369,993
Total Population (2024)



\$97,082
Average Household Income



17,170
Businesses



116,058
Daytime Employees



67,785
Owner Occupied Households



\$466,182
Median Home value

ADT Watt Ave N - 52,734 ; Watt Ave S - 38,997

Data obtained from CoStar