

For sale

Auto sales lot with building

Sale Price: \$1,750,000

±5,292 SF building on ±0.51 acres

429 Riverside Avenue | Roseville, CA 95678

JLL Sacramento Industrial Team

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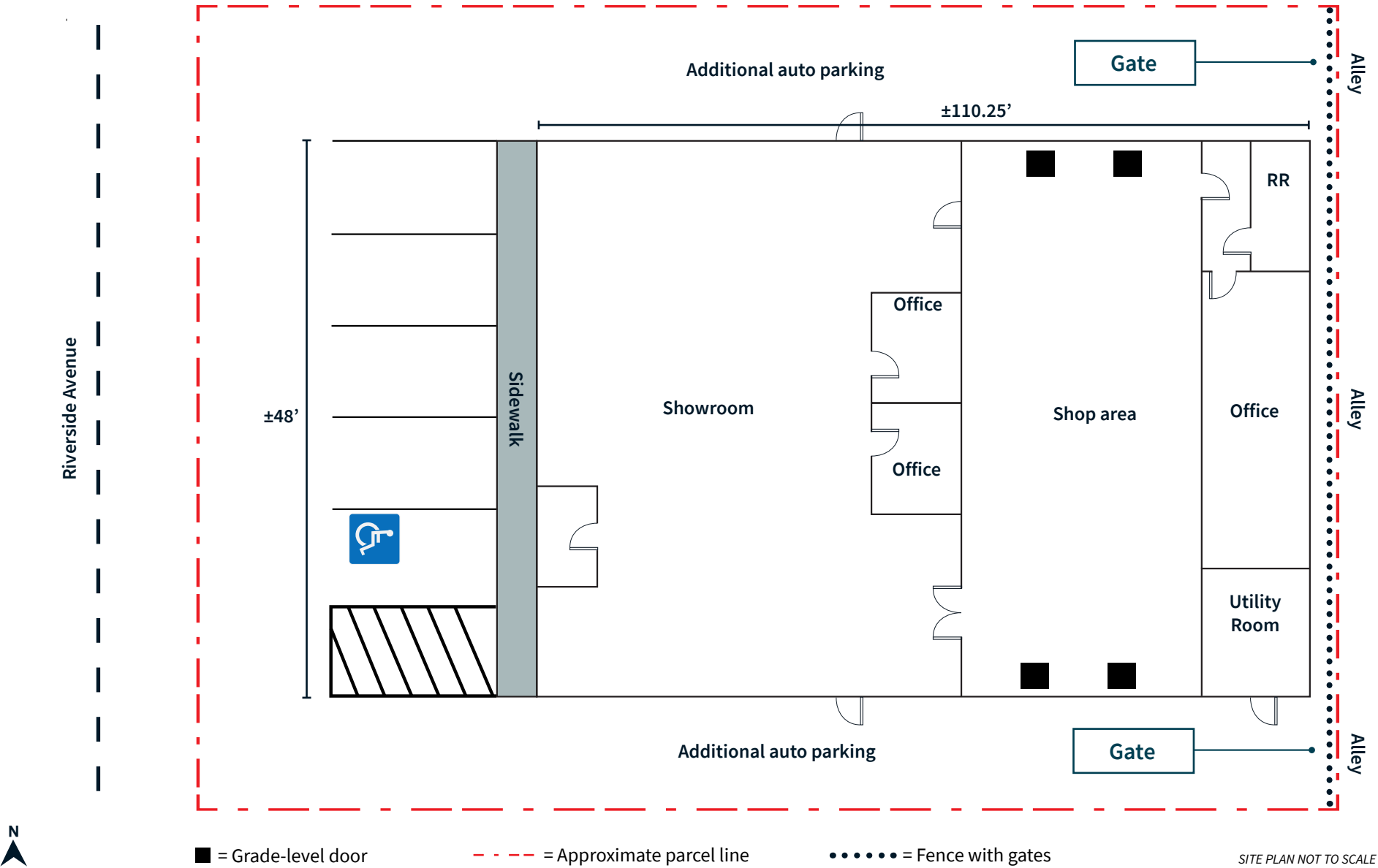


Property features

- Auto sales lot ±5,292 SF building on ±0.51 acres
- Three parcels, each parcel is ±0.17 acres
014-191-016, 014-191-017 and 014-191-018
- Showroom: ±2,784 SF
- Shop: ±1,728 SF
- Office: two private offices in showroom and shop office in back
- Zoned: CMU/SA-RG
 - Commercial Mixed-Use, Special Planning Area, Riverside Gateway Specific Plan
 - Existing Use – automotive sales & parking lot
- Year Built: 1960; renovated in 2000
- Grade level roll up doors: (4) 10' x 8'
- Street Frontage on Riverside Ave: ±145'
- Natural gas service
- Recent 2024 upgrades:
 - New roof (*August*)
 - Asphalt seal & stripe (*August*)
 - Exterior paint (*September*)
- Existing lease in place, please contact us for more information



Site plan



Property photos

North side additional auto parking and gate access to alley



South side grade doors to shop



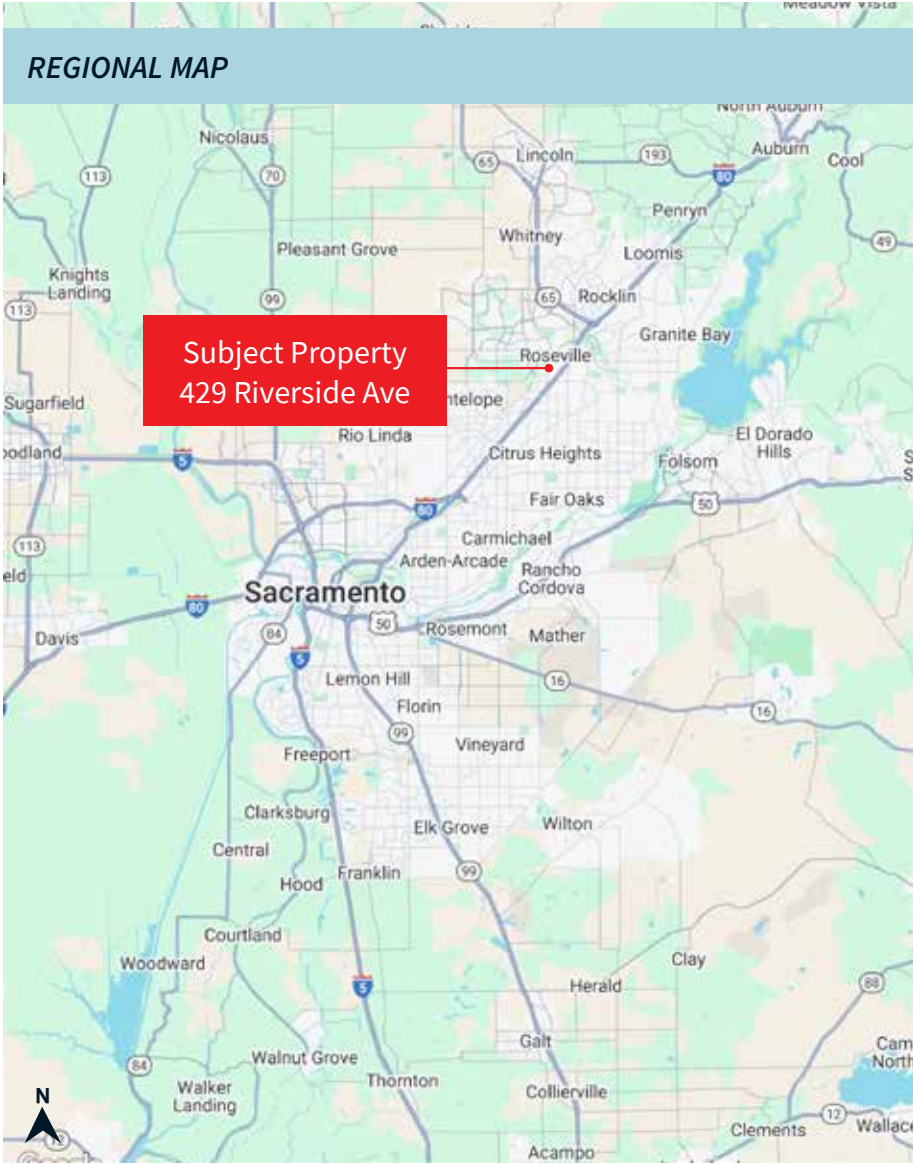
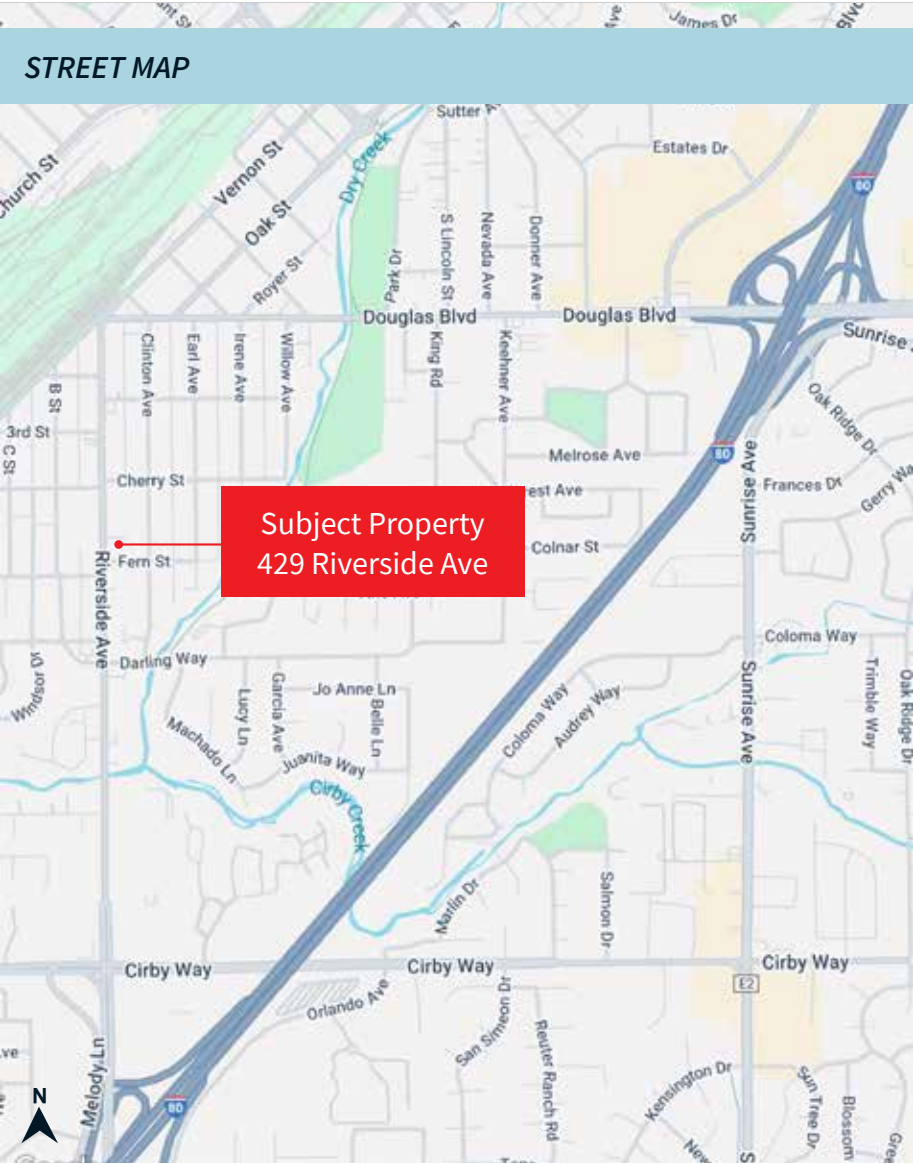
Shop area and north side grade doors

South side additional auto parking and gate access to alley



Showroom looking toward front entrance

Location maps



MAPS NOT TO SCALE

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