

For sale

±11,200 SF warehouse with parking lot, Zoned C-4

Sale Price: \$1,250,000

(\$111.60 PSF or \$46.28 per land SF)

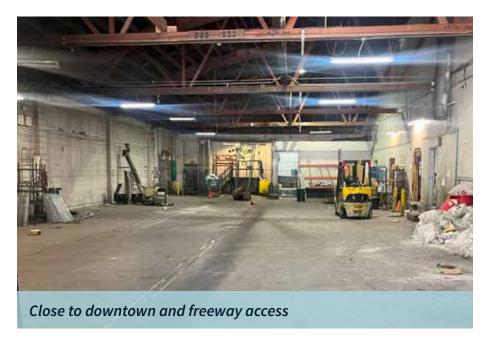
1717 E Street | Sacramento, CA 95811

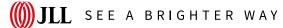
JLL Sacramento Industrial Team

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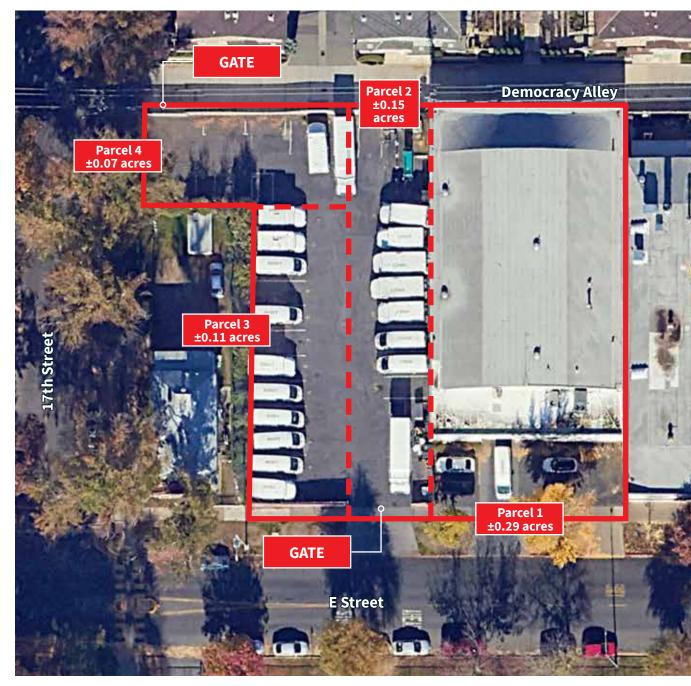
1717 E Street / Sacramento, CA

Property features

- Total building SF: ±11,200 SF
- Total acreage: 0.62 acres (4 parcels)
- APNs: 002-0135-003,-004,-005,-007
- Small office and locker rooms with restrooms
- Zoned: C-4 (City of Sacramento)
- Clear Height: ±14'
- Grade-level loading: one (1), ±12' x 12'
- Parking stalls: ±31
- Uses: residential, commercial, industrial







--- = approximate parcel line

1717 E Street / Sacramento, CA

CLICK HERE

For more information, view or download the full City of Sacramento zoning tables

Permitted uses (partial list)

Zoned C-4 (City of Sacramento)

| Residential Uses | Permitted or CUP | Industrial Uses | Permitted or CUP |
|--|---------------------|--------------------------------|---------------------|
| Dwelling, multi-unit (25 units per acre) | Permitted | Warehouse, distribution center | Permitted |

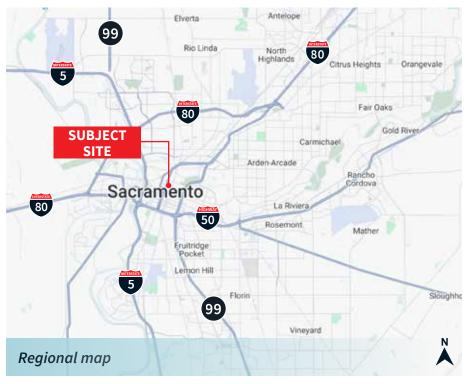
| Commercial Uses | Permitted or CUP | Commercial Uses | Permitted or CUP |
|-------------------------------|---------------------|--------------------------------------|---------------------|
| Athletic club, fitness studio | Permitted | Hotel, motel | Permitted |
| Auto sales, storage, rental | Permitted | Mini storage | Permitted |
| Auto-service, repair | Permitted | Office | Permitted |
| Commercial service | Permitted | Retail store | Permitted |
| Equipment rental, sales yard | Permitted | Towing service, vehicle storage yard | Permitted |

NOTE: This partial list is provided as a courtesy only, and is any potential occupant's responsibility to confirm any intended use for the property with the City of Sacramento Planning Department at planning@cityofsacramento.org.









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