

For sale/lease

Auto dealership land with
±12,117 SF of existing buildings

Sale Price: \$5,200,000

Lease Rate: contact broker

3409 Fulton Avenue (APN: 254-0020-018)
2545 Edison Avenue (APN: 254-0020-021)
Sacramento, CA 95821



MAP NOT TO SCALE ➤

JLL Automotive Dealership Properties

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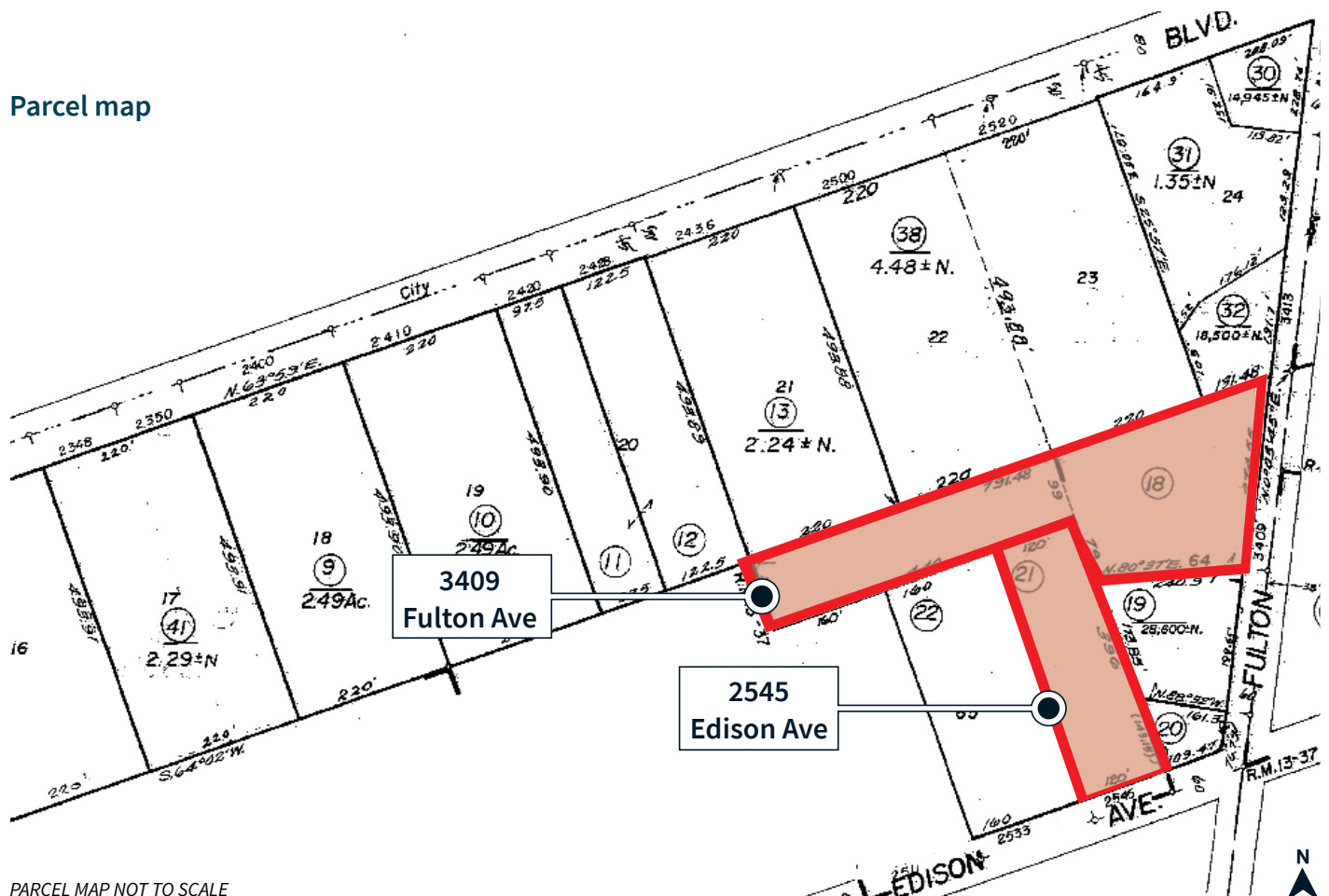
Property information

Highlights

- Total acres (two parcels): ± 3.32
- Existing buildings: $\pm 12,117$ SF total
- Total frontage on Fulton Ave: $\pm 274'$ on Fulton Ave
- Existing monument sign on Fulton Ave
- Existing billboard on Edison Ave:
 - leased to Clear Channel on long term lease
- Zoned: CMU (Commercial Mix Use)
 - with underlying AC (Auto Commercial)
- In addition to automotive uses, there are many alternative uses including*
 - general retail store/supermarket
 - convenience store (less than 6,000 SF)
 - building materials/lumber sales
 - landscape/gardening supply
 - offices
 - apartment/multi-family dwelling, condominium
 - apartment/multi-family mixed use
 - residential care home (adults or children)
 - schools
 - hotel/motel (CUP required from Planning Commission)

*Please confirm any desired use with the Sacramento County Planning Department: (916) 874-6141

Parcel map



Permitted uses

Automotive sales, service and repair

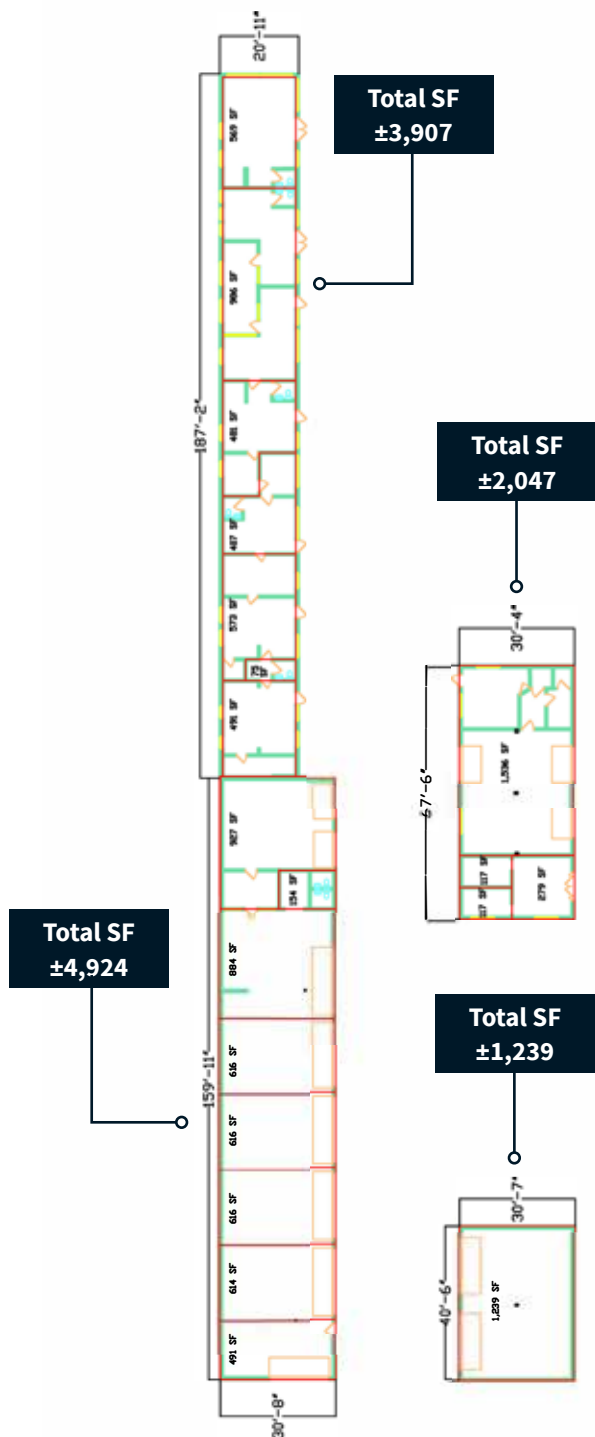
| USE (use, service or facility) | Properties with AC underlying zone |
|---|---------------------------------------|
| Auto Sales - new and used | P |
| Auto Service and Repair (major) not attached to auto sales | P |
| Auto Service and Repair (minor) not attached to auto sales | P |
| Auto Rental or Lease Agency - including limousine service | P |
| Auto Service Station, Primary | C-B |
| Auto Parts and Accessory Store | P |
| Auto Wash - self-service or automatic | P |
| Camper Shell - sales, repair, rent | P |
| Motorcycle, Sports Cycles, Trail Bikes, Jet Skis, Snowmobile, Ultra-Light, Moped - sales, rent, service, repair | P |

NOTE: This is provided as a courtesy only, and is any buyer's, responsibility to confirm any intended use for the property with Sacramento County at (916) 874-3104.

Please see the full list of uses here: [Sacramento County Zoning Code](#)

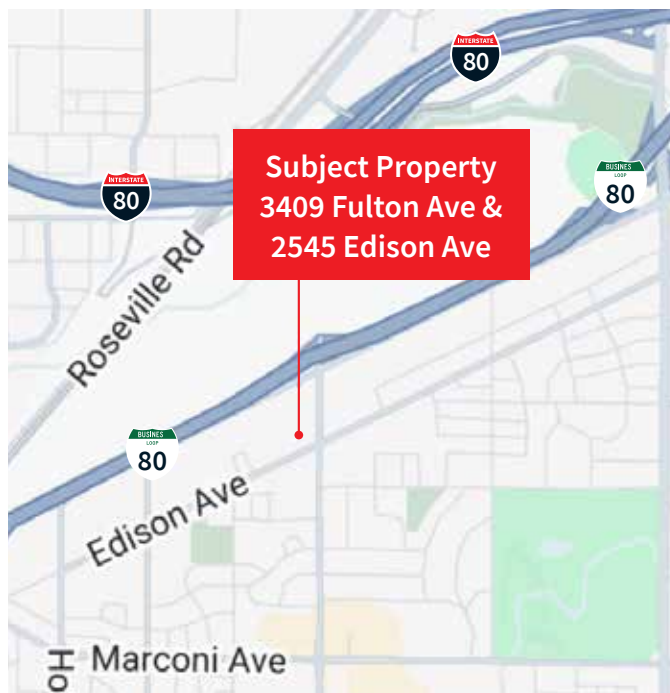
Building plans

Buildings located on 3409 Fulton Ave parcel

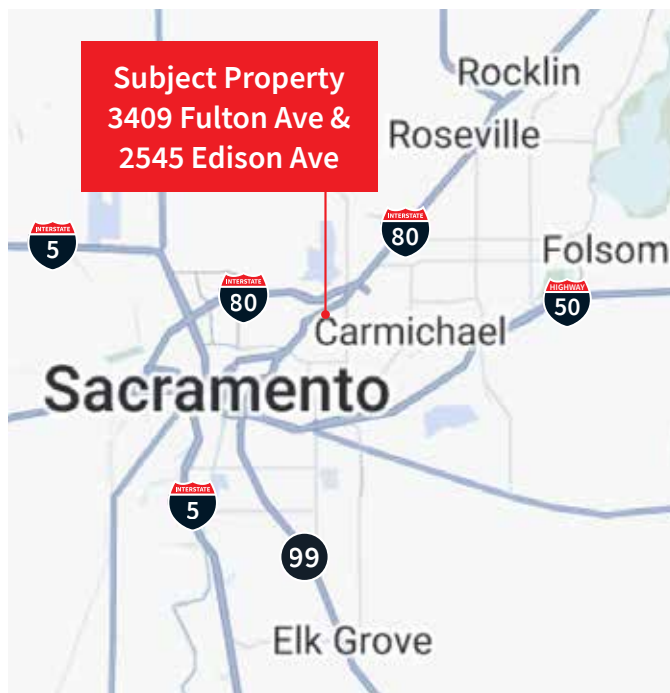


Location maps

Street map



Regional map



BUILDING PLANS NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

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