FOR SALE - \$1,099,000 (\$144 psf)

Seller Financing Available!

7218 Franklin Blvd - Sacramento, CA 95823 Vacant Free-Standing Restaurant Building



PROPERTY

7,625 sq.ft. single-story building
APN 049-0380-007
1.16 acres / 84 parking spaces
River Oaks Shopping Center
FoodMaxx, Rite Aid, Goodwill

LOCATION

Corner of Florin & Franklin
70,000 Average Daily Traffic
50,000 population 1.5-mile radius
Across from Southgate Plaza
Wal-Mart Grocery / 99 Ranch Market

Brian Jacks | Principal Broker Cell (916) 837-3456 BRE License #01217349

<u>Brian@JacksCRE.com</u> www.JacksCommercial.com

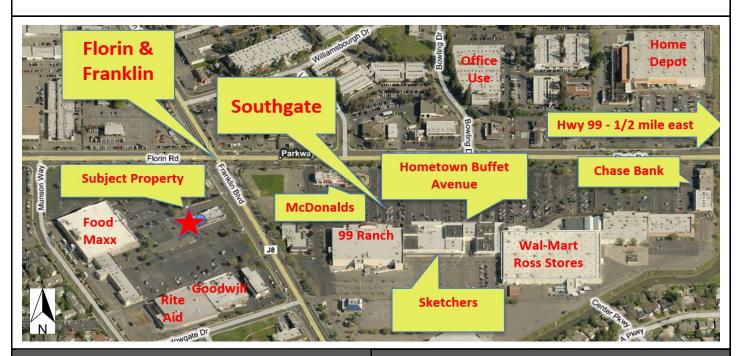


7218 Franklin Blvd - Sacramento, CA 95823

Formerly Costa Azul Mexican Restaurant Prior use was Tahiti Chinese Buffet (20 years ago) Eight wok cooking stations still in place

OFFERED as VACANT for SALE

City of Sacramento Zoning - Commercial (C-2)
Permitted uses include Retail, Restaurant, Medical Clinic
PHOTOS - http://tinyurl.com/7218-Franklin



Property Sale Includes:

- Furniture, Fixtures & Equipment
- Multiple walk-in refrigerators and freezers
- Vent, hood, warmers, salad bar
- Cooking utensils, tables, chairs
- 140 sq.ft. outside steel storage container
- Type 41 liquor license (available separately)

Southgate Plaza (across Franklin Blvd)

- Website: www.Southgate-Plaza.com
- Anchored by Wal-Mart Neighborhood Market, 99 Ranch Market, 99 Cent Store

Brian Jacks | Principal Broker Cell (916) 837-3456 BRE License #01217349 Brian@JacksCRE.com www.JacksCommercial.com

