

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
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EAST WEST Commercial Real Estate | 915 L Street, Suite C440 | Sacramento, CA 95814

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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

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