

Live/Work: House + Warehouse For Sale

8982 Elder Creek Road - County of Sacramento, CA 95829



- Price - \$575,000 (\$88 psf)
- 3 bed / 1 bath house: 1,315 SF (rented MTM)
- Garage + Warehouse: 5,200 SF (available)
- **Combined total: 6,515 SF**
- Parcel Size: 0.83 acres (208' x 203')
- Warehouse clear height: 10 feet +
- Secured yard: 20,000 SF + (203' x 100')
- Zoning: IR (Interim Agricultural Reserve)
- General Plan: INT IND (Intensive Industrial)
- Located @ Elder Creek Road & S. Watt Ave
- Direct signage exposure on Elder Creek Road
- Adjacent tenants: brick yard and recycler
- Photos: <http://tinyurl.com/8982-Elder-Creek>

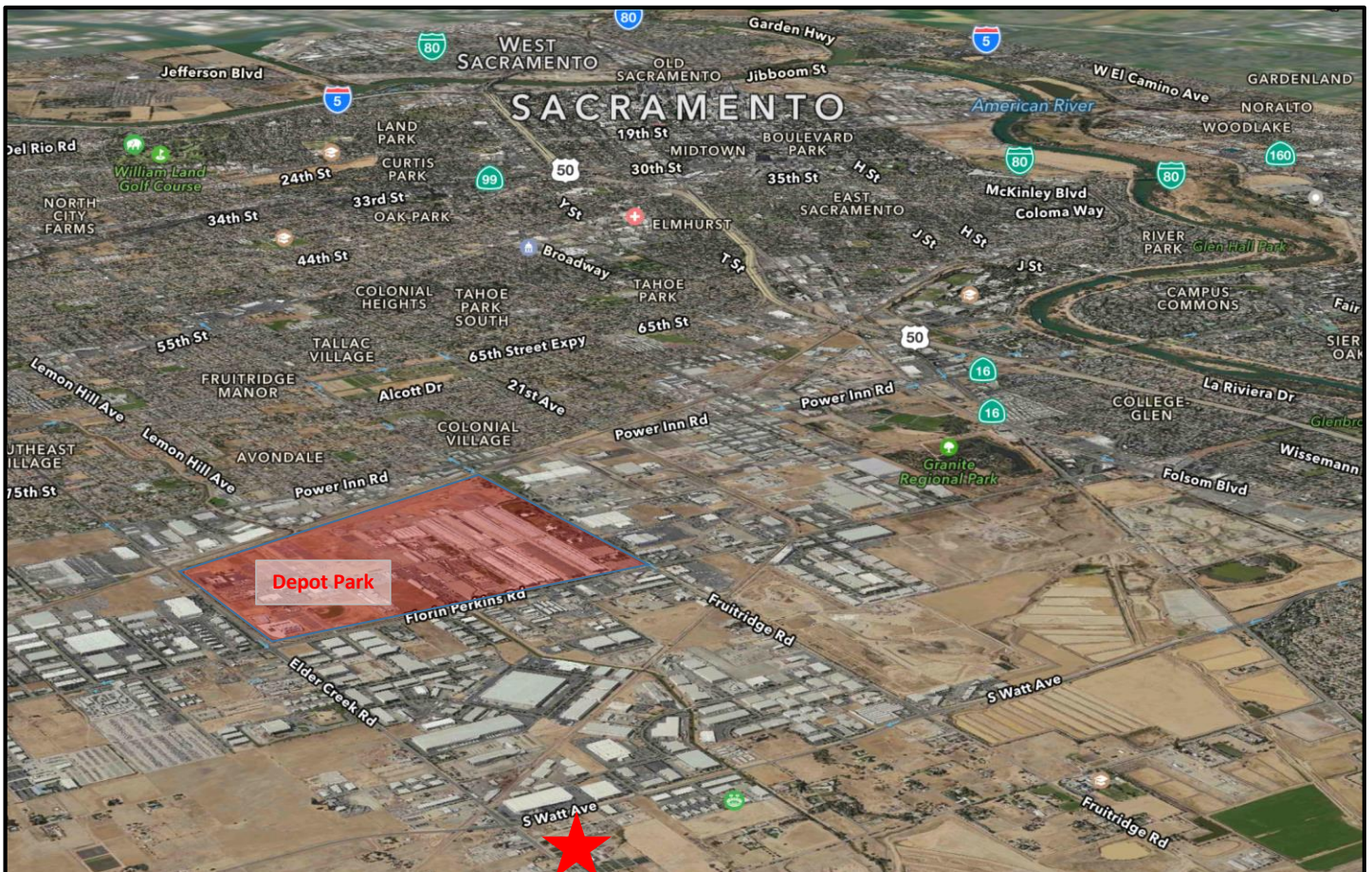
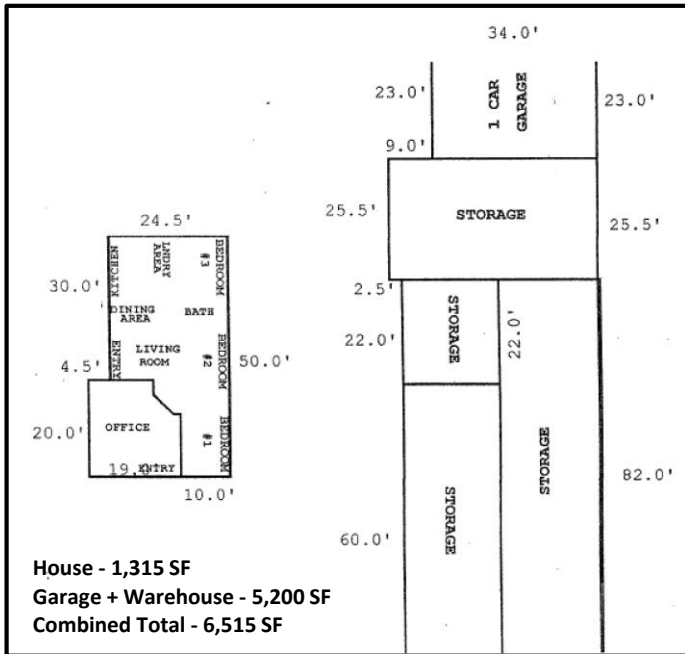


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