



FOR SALE

45 Goldenland Ct

WAREHOUSE CONDO

- 2,465 sq ft
- Upgraded office Improvements
- Mezzanine Office Area
- Great Location



RE/MAX GOLD COMMERCIAL

GREG DIODATI, CCIM

Broker Associate
(916) 218-7490
greg@eleven11cre.com
00831160, CA

2998 Douglas Blvd, #125 | Roseville, CA 95661

(916) 538-3399 | Eleven11CRE.com

Each Office Independently Owned and Operated.

45 GOLDENLAND CT

45 GOLDENLAND COURT • SACRAMENTO, CA 95834

**Property Summary**

Price:	\$519,000
Price PSF:	\$210.55
Unit SF:	2,465
Year Built:	2004
Zoning:	EC-30

Property Overview

Conveniently located between I-80 and I-5, this property provides excellent access to Downtown Sacramento and Sacramento International Airport. There are many local amenities that support business in this area.

Location Overview

The property is located in the Goldenland Business Park. Situated in the Natomas Sub-Market of Sacramento, it provides a convenient location with quick access to I-80 and I-5.

45 GOLDENLAND CT

45 GOLDENLAND COURT • SACRAMENTO, CA

**Warehouse Condo For Sale - Goldenland Business Park**

Great Opportunity for small business. Upgraded office improvements include a nicely finished mezzanine office which can be used as a conference room, plan room or private office. The subject property is 2,465 sq ft Industrial Condo. The unit has upgraded office improvements, including a second story office.

- Upgraded Office Improvements
- Mezzanine Office
- Incredible Location
- Easy Access to I-80 and I-5
- Minutes from Downtown Sacramento and Sacramento international Airport

45 GOLDENLAND CT

45 GOLDENLAND COURT • SACRAMENTO, CA 95834



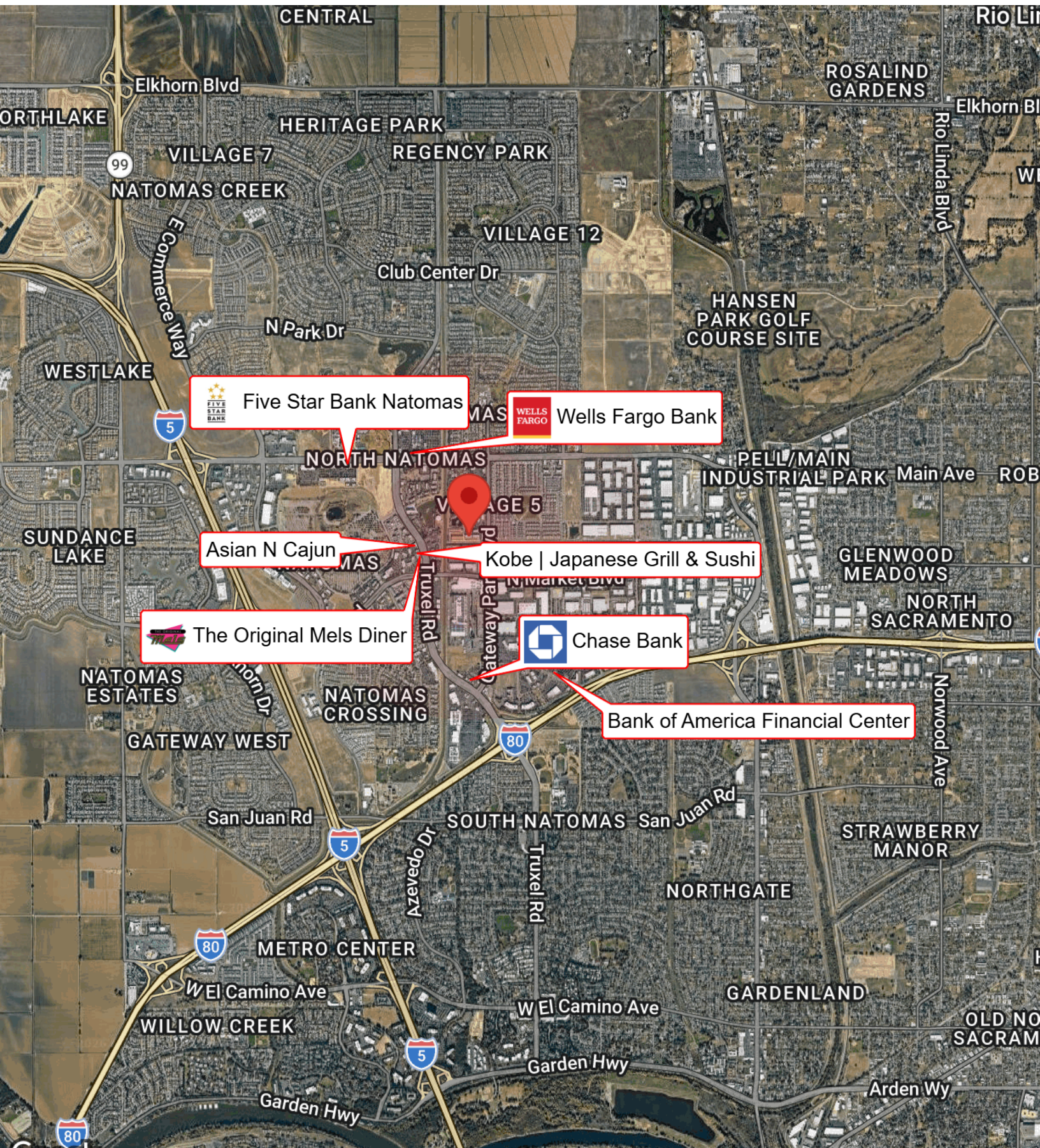
45 GOLDENLAND CT

45 GOLDENLAND COURT • SACRAMENTO, CA 95834



45 GOLDENLAND CT

45 GOLDENLAND COURT • SACRAMENTO, CA



45 GOLDENLAND CT**45 GOLDENLAND COURT • SACRAMENTO, CA**

All materials and information received or derived from RE/MAX Gold Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Gold Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. RE/MAX Gold Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Gold Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Gold Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

RE/MAX GOLD COMMERCIAL

2998 Douglas Blvd, #125
Roseville, CA 95661



Each Office Independently Owned and Operated

PRESENTED BY:**GREG DIODATI, CCIM**

Broker Associate
(916) 218-7490
greg@eleven11cre.com
00831160, CA