

4901

MARCONI AVENUE
CARMICHAEL, CA 95608

FOR SALE
\$599,000



Property Highlights:

- Freestanding Office Building on major street
- 2,544 s.f. building on 0.33 acres
- On-site parking
- Multiple private offices and conference rooms
- Multiple restrooms
- No OA dues
- ADA ramp at the entrance
- Monument signage
- High traffic counts

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

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Offering Memorandum

RE/MAX Gold is pleased to offer for sale, 4901 Marconi Avenue, a freestanding office building, with on-site parking, located on busy Marconi Avenue in Carmichael, CA. It is a rare freestanding building offering when most buildings in this size range are generally part of condominium business park with high OA dues.

The building was formerly a three tenant building which has since been combined into a single tenant property. The building features multiple private offices, conference rooms, break areas and multiple restrooms. There is an ADA ramp access at the building entrance on Marconi Avenue. The building is located at the corner of Marconi and Root Avenue and features a prominent monument sign.

This offering is an outstanding opportunity for an owner-user to acquire a freestanding office building that is zoned for all kinds of office uses. It enjoys easy access from both highways 80 and 50 and is centrally located within the Sacramento metropolitan area.



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Offering Summary

Building Address	4901 Marconi Avenue, Carmichael, CA
Assessor's Parcel Number	271-0142-018-0000
Jurisdiction	County of Sacramento
County	Sacramento
Property Type	Freestanding office building
Building Size	2,544 sf
Sale Price	\$599,000
Common Area Fees	None
Year built	1958
Number of stories	One
Zoning	Business Professional
Utilities	SMUD, PG and E



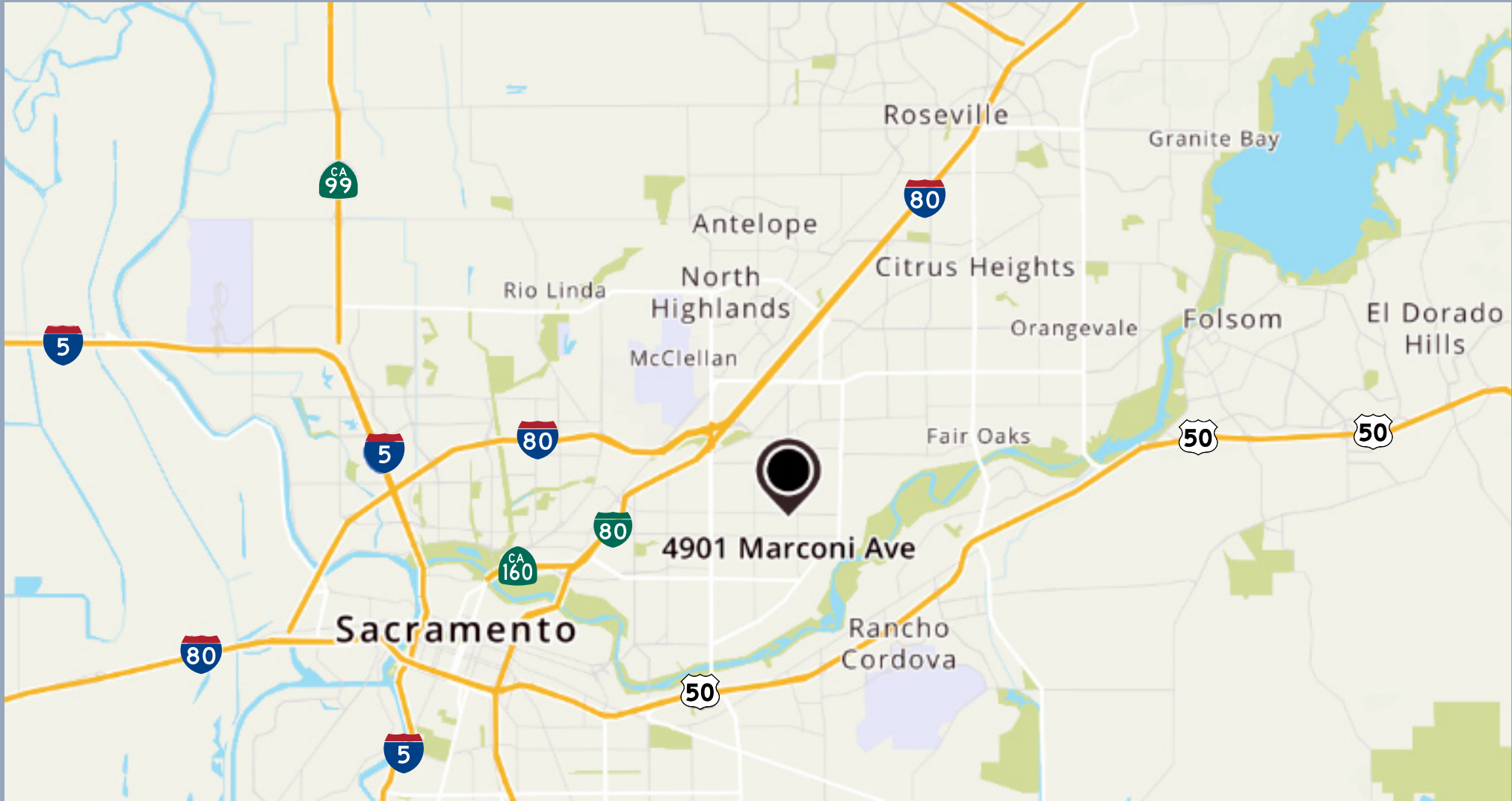
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Key Facts: 5 Mile Radius



376,395
Total Population (2024)



\$92,193
Average Household Income



21,229
Businesses



161,886
Daytime Employees



72,413
Owner Occupied Households



\$434,497
Median Home value

ADT Marconi Ave cross st Walnut Ave W **13,317**

Data obtained from CoStar