

FOR SALE

4206

POWER INN RD

SACRAMENTO, CA



PROFESSIONAL OFFICE BUILDING AVAILABLE

OFFERING MEMORANDUM

NEWMARK

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DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (September 2025) of this Memorandum have remained the Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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Please contact Ali Nadimi or Jack Blackmon with any questions or additional information.

Property tour to be conducted through agents.

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OFFERING SUMMARY

Address:	4206 Power Inn Road, Sacramento, CA 95826
Offering Price:	\$1,100,000
Price/SF:	\$287.58
Building SF:	±3,825 SF
Parcel #:	061-0052-035-0000
Zoning:	M-1-SWR
Power:	200 amps (can upgrade to 400 amps)



INVESTMENT HIGHLIGHTS



A User/Investor Opportunity



Close to Granite Regional Park



A Unique Mixed-Use Flex Building



54 (Somewhat Walkable)



M-1-SWR Zoning



\$1,100,000 (\$287.58/SF)

BUILDING INFORMATION

Address: 4206 Power Inn Road, Sacramento, CA 95826

Building SF: ±3,825 SF

Parcel Size: ±12,063 SF (0.28 Acres)

Year Built: 1982

Parking: 11 On-Site Stalls

APN: 061-0052-035-0000

of Stories: 1

Construction: Masonry



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POWER INN RD.

ZONING

Designation:

M-1-SWR

Purpose:

M-1 (Light Industrial) zoning is designed to accommodate low-impact manufacturing, warehousing, and wholesale trade that operate with minimal off-site impacts like noise, odor, or heavy traffic. It also serves as a critical buffer zone between heavier industrial areas and residential or commercial districts.

Permitted Uses:

https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento_ca/0-0-0-35493

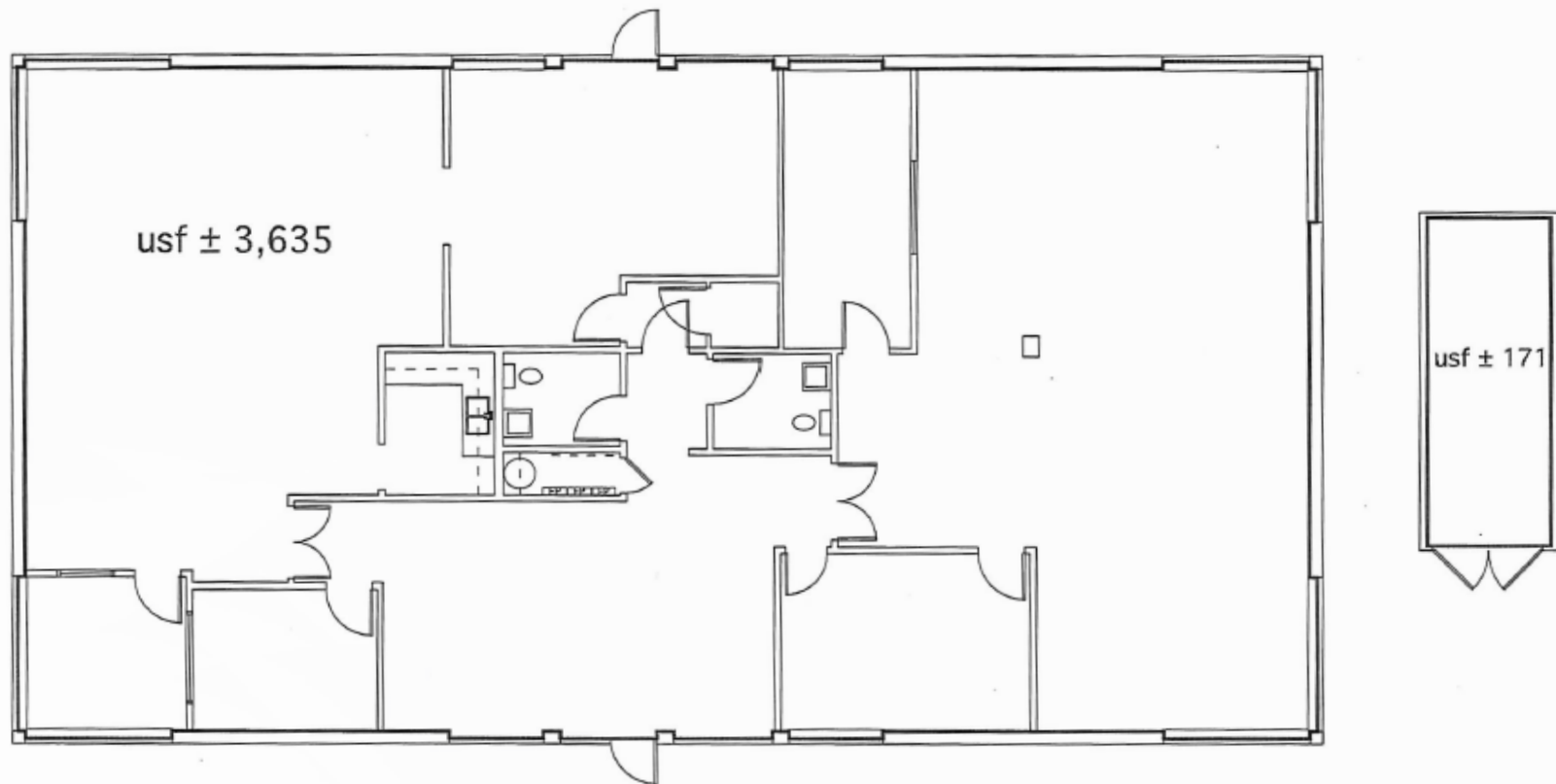
Zoning Authority:

City of Sacramento



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FLOOR PLANS



PARCEL MAP

POR. BRIGHTON PARK* & SOUTH BRIGHTON

Tax Area Code

61-05



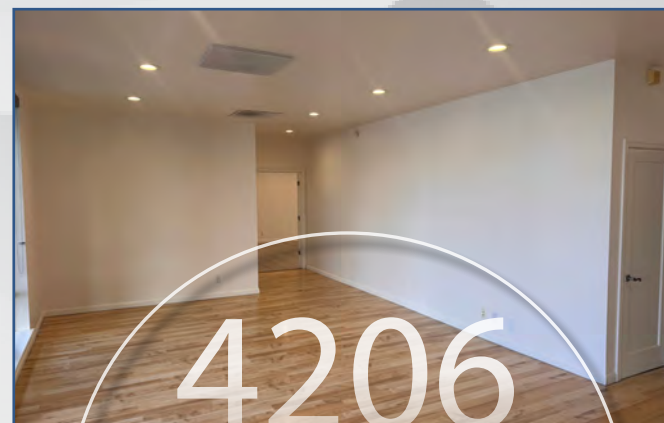
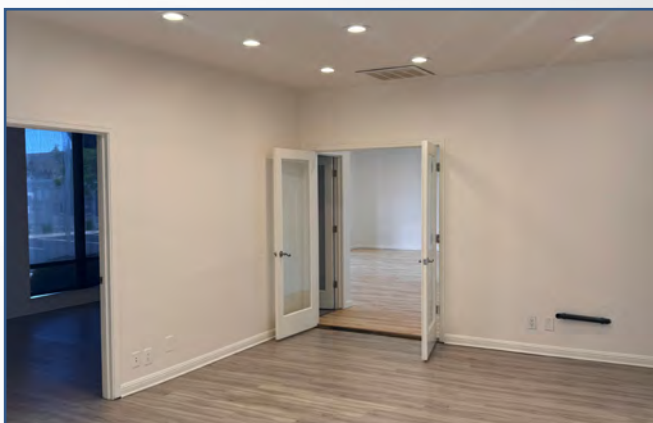
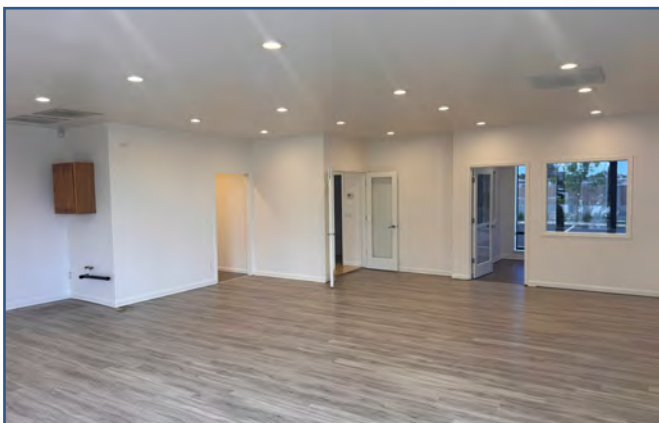
* Also known as Goethe Sub. 105

NOTE—Assessor's Block Numbers Shown in Ellipses.

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POWER INN RD.

PROPERTY PHOTOS



AERIAL MAP



10 minute walk to Granite Regional Park



2 miles to Highway 50



21 miles to Sacramento International Airport



7 miles to Downtown Sacramento

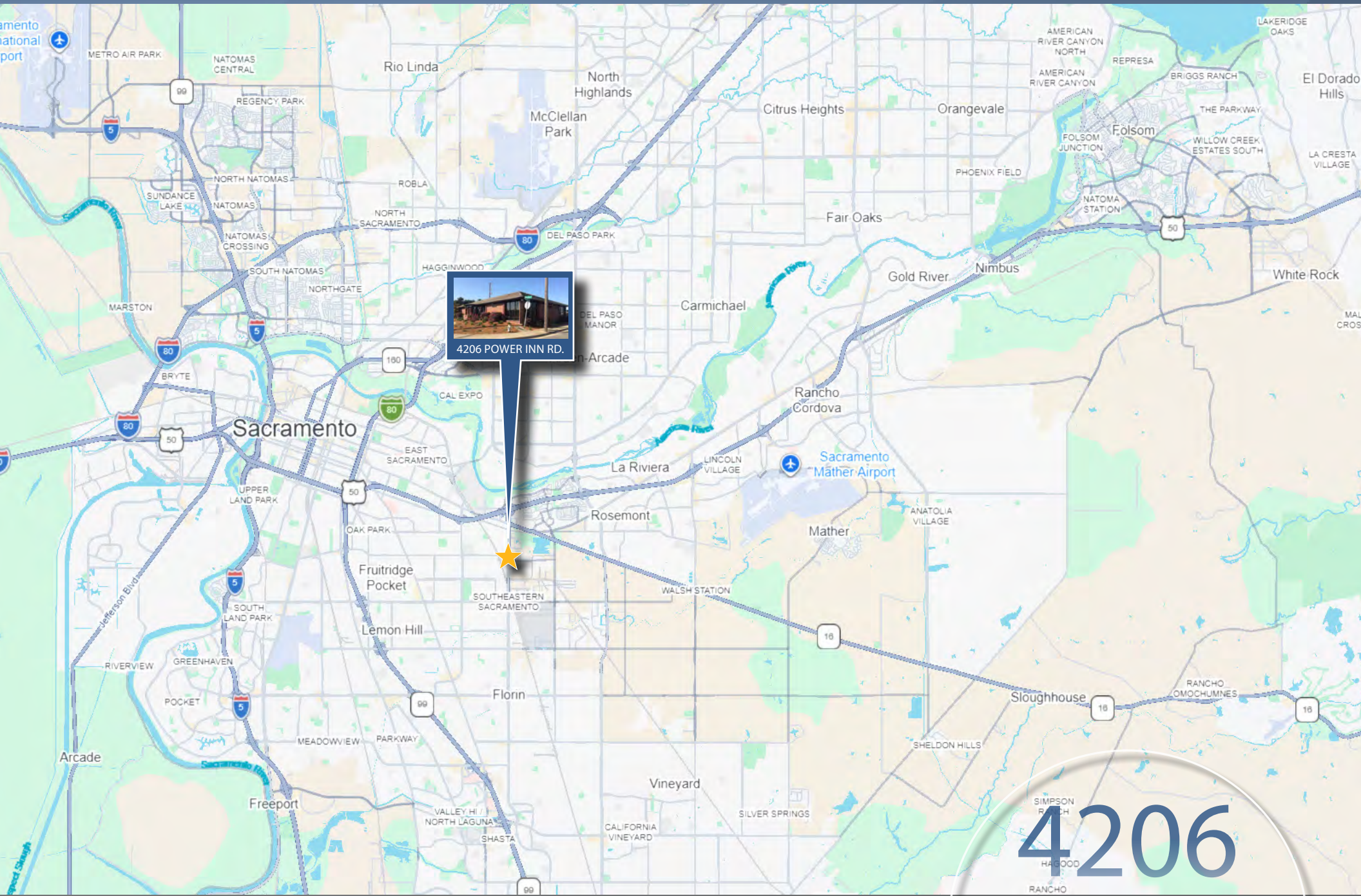
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POWER INN RD.

AMENITIES MAP



REGIONAL MAP



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