



FOR SALE

45 Goldenland Ct

WAREHOUSE CONDO

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



RE/MAX GOLD COMMERCIAL

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Each Office Independently Owned and Operated.

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**Property Summary**

Price:	\$549,000
Price PSF:	\$222.72
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.

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**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

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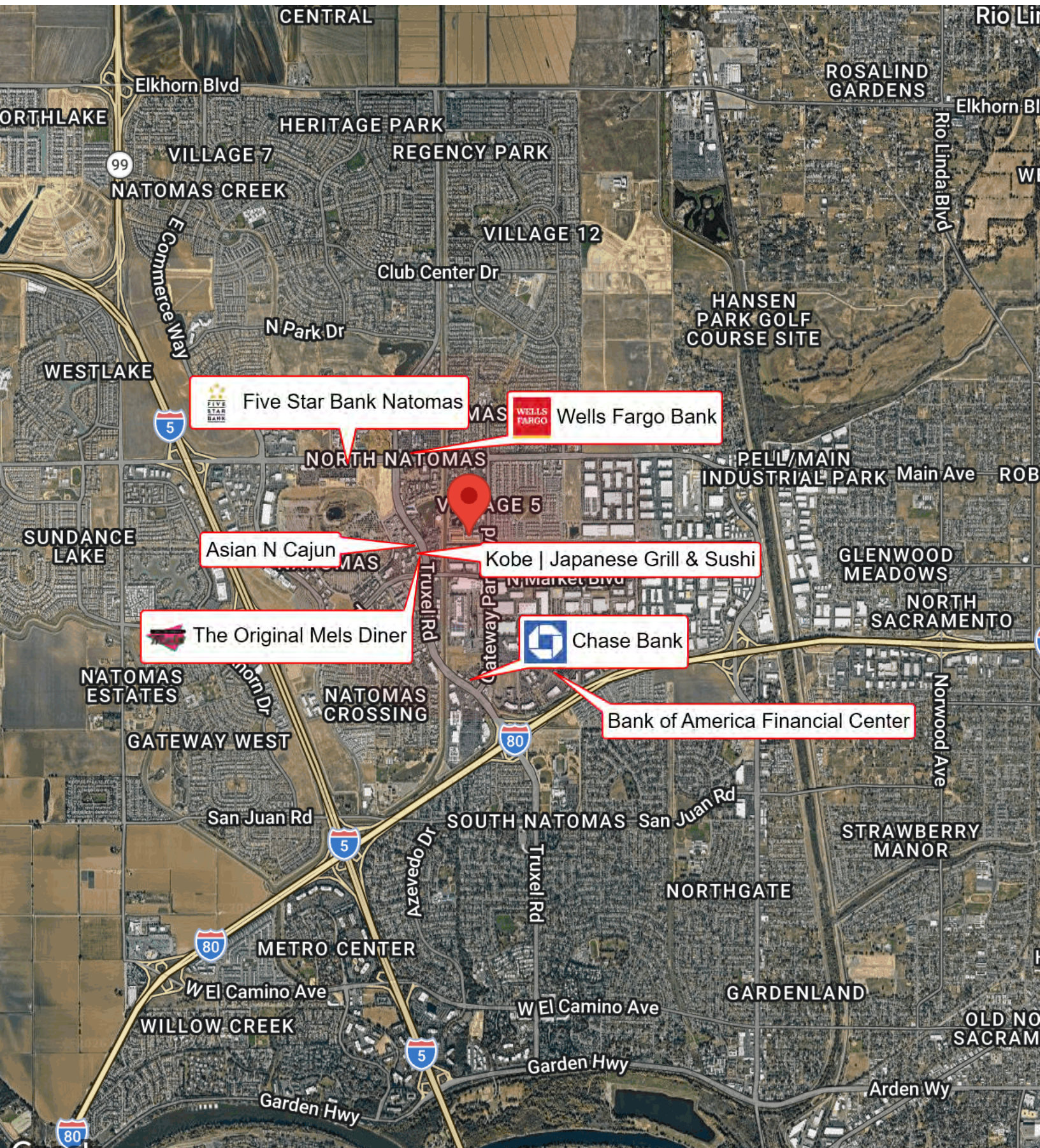
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PRESENTED BY:**GREG DIODATI, CCIM**

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