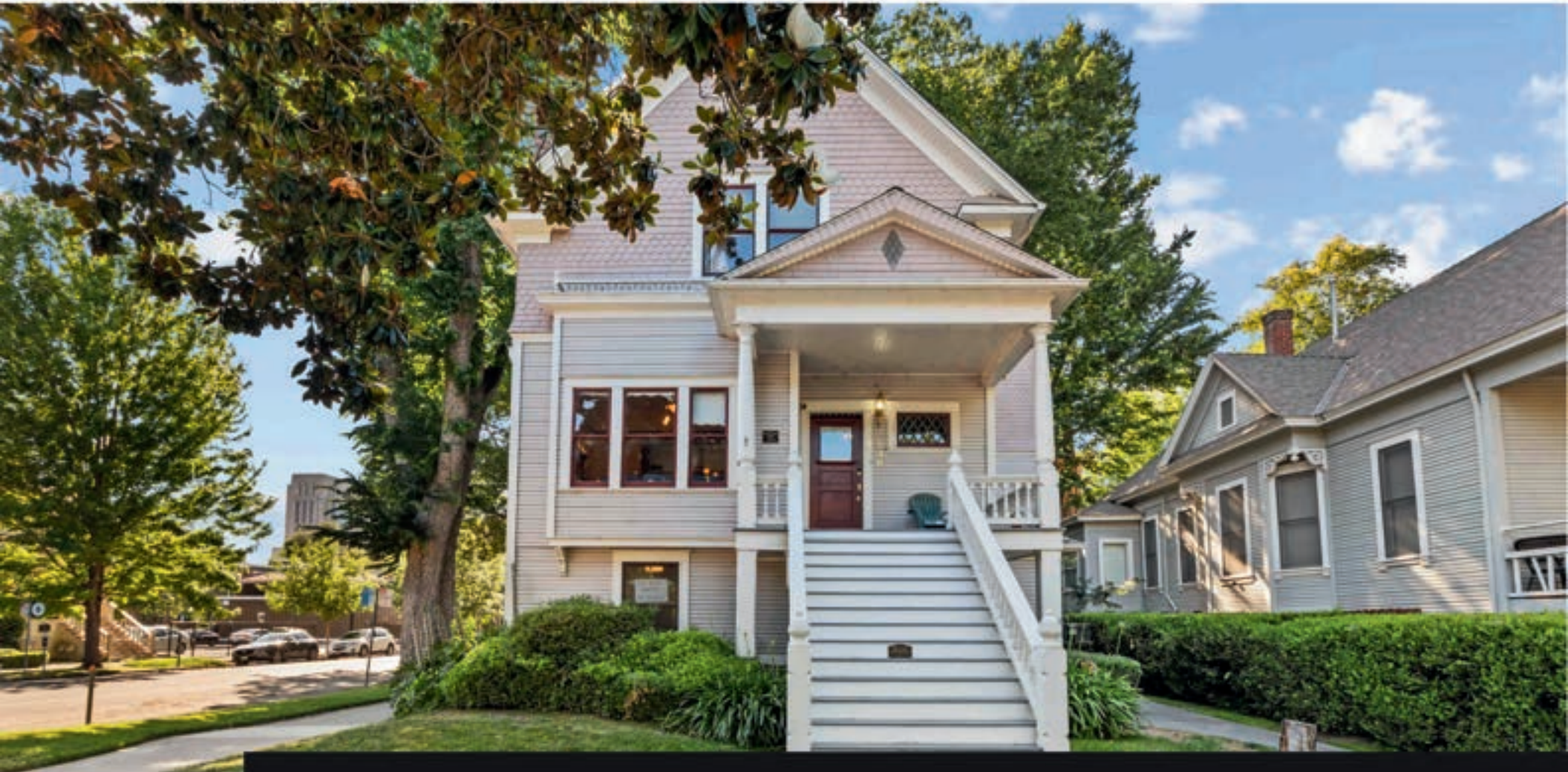


FOR SALE
MULTIFAMILY INVESTMENT

530 10th Street, Sacramento, CA 95814



HISTORIC ALKALI FLAT TRIPLEX WITH STRONG INCOME POTENTIAL

KW COMMERCIAL



PRESENTED BY:

PARM ATWAL

Listing Agent
(916) 813-4165
parm@parmatwal.com
DRE # 01275899

THE PARM ATWAL REAL ESTATE TEAM

4080 Truxel Road,
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Each Office is Independently Owned and Operated

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EXECUTIVE SUMMARY

530 10TH STREET

KW Commercial is pleased to present the opportunity to acquire a historic Colonial Revival triplex located in Sacramento's sought-after Alkali Flat neighborhood. This historically registered multi-unit property offers investors and owner-users a rare combination of architectural character, income potential, and long-term flexibility near Downtown Sacramento.

The property consists of three separate units, each with private entrances, creating versatile opportunities for rental income, multigenerational living, or owner occupancy. Unit A features a 2-bedroom, 1-bath layout with laminate flooring, open-concept living and dining areas, abundant natural light, generous kitchen storage, and in-unit laundry. Unit B serves as the main residence and showcases timeless period details including a grand staircase, inlaid wood flooring, high coved ceilings, classic fixtures, and a spacious floor plan offering 3 bedrooms and 3 full bathrooms. Unit C is a bright top-floor studio ideal for supplemental rental income, guest quarters, or private office use.

Positioned minutes from Downtown Sacramento, the property benefits from convenient access to government offices, entertainment venues, restaurants, retail, and major commuter corridors. The Alkali Flat neighborhood continues to attract interest for its historic charm, central location, and proximity to ongoing redevelopment and urban growth throughout the downtown core.

This offering presents a unique opportunity to acquire a character-rich historic asset with immediate usability and future upside in one of Sacramento's most recognizable historic districts.



ADDRESS: 530 10TH STREET,
SACRAMENTO, CA 95814

APN: 002-0112-016

SQUARE FOOTAGE ± 4,025 SF

OF UNITS 3 UNITS

STORIES: 2 STORIES

ZONING: R-3A

YEAR BUILT: 1986

PARKING: 2 CAR GARAGE



PROPERTY PHOTOS

530 10TH STREET

KW COMMERCIAL





INVESTMENT HIGHLIGHTS

530 10TH STREET



TRIPLEX

Unit A 2/1, Unit B 3/3, Studio 1/1, 2-car garage, onsite laundry



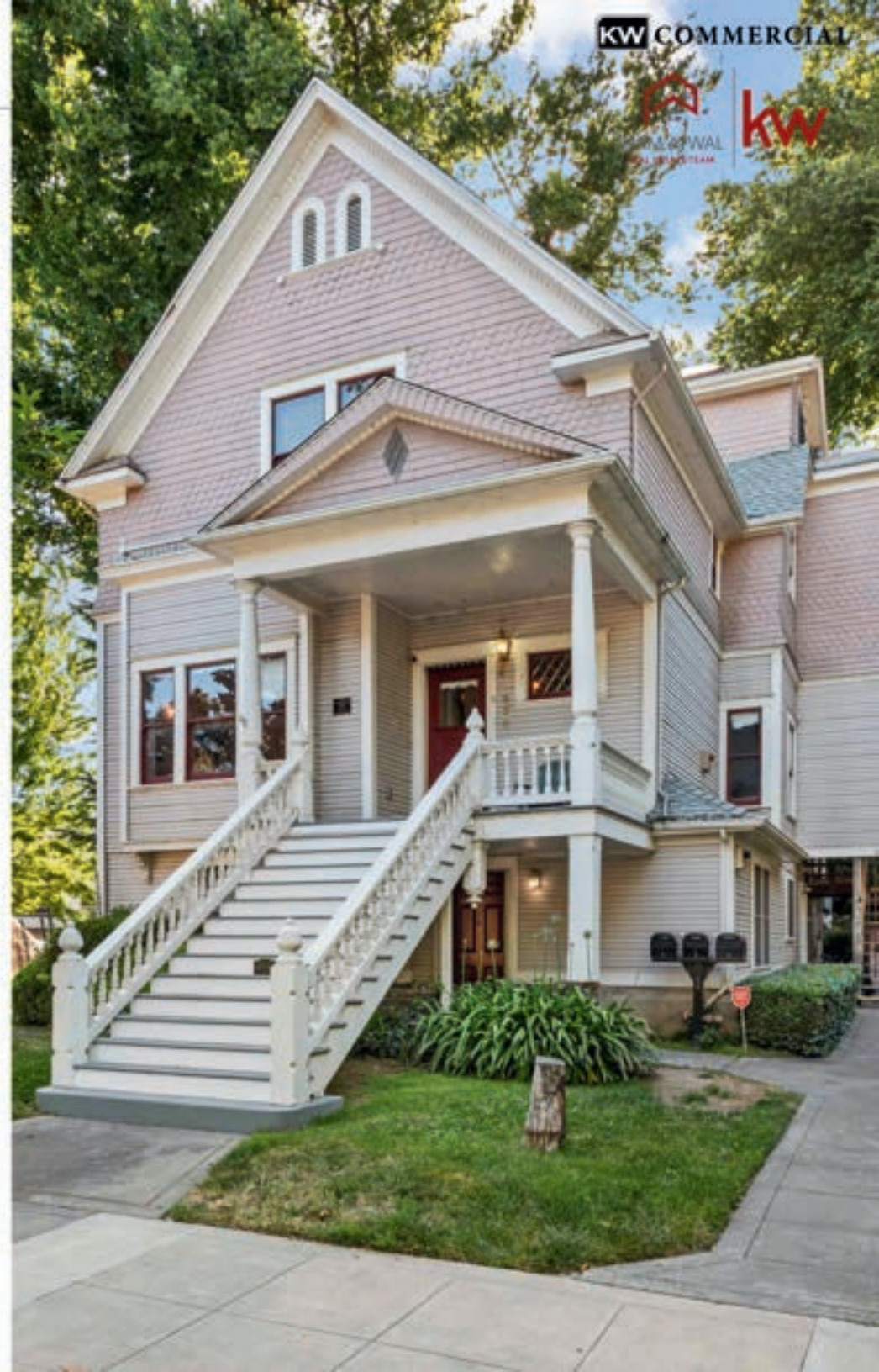
OCCUPANCY

Two units are currently tenant occupied. Unit A is vacant and available for owner occupancy or lease-up opportunity.



LOCATION

Minutes from the Downtown Sac, Midtown, local Museums, Surrounded by dining, hotels, and cafes with easy access to local transportation



PROPERTY PHOTOS

530 10TH STREET

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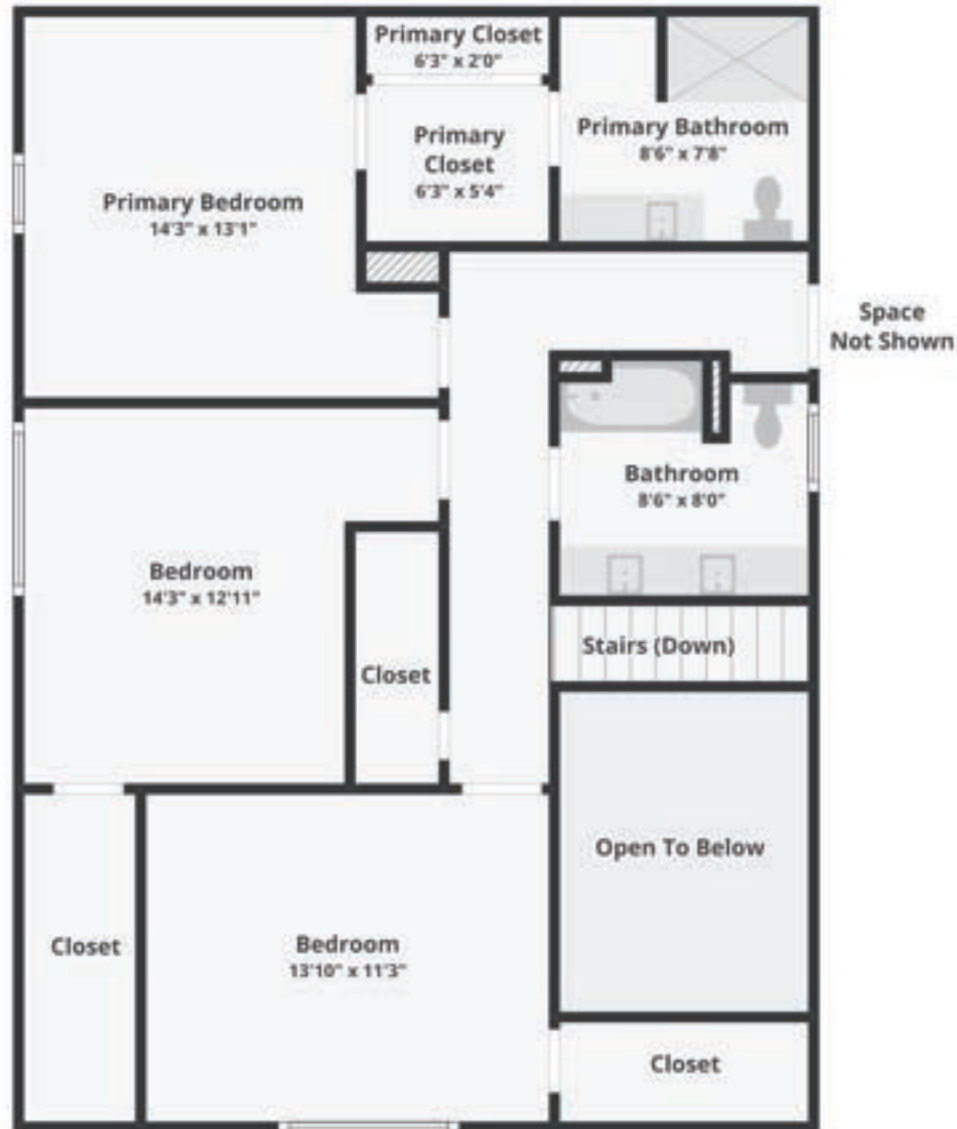
FIRST LEVEL
530 10TH STREET



SECOND LEVEL
530 10TH STREET



**THIRD LEVEL
530 10TH STREET**



**FOURTH LEVEL
530 10TH STREET**

KW COMMERCIAL



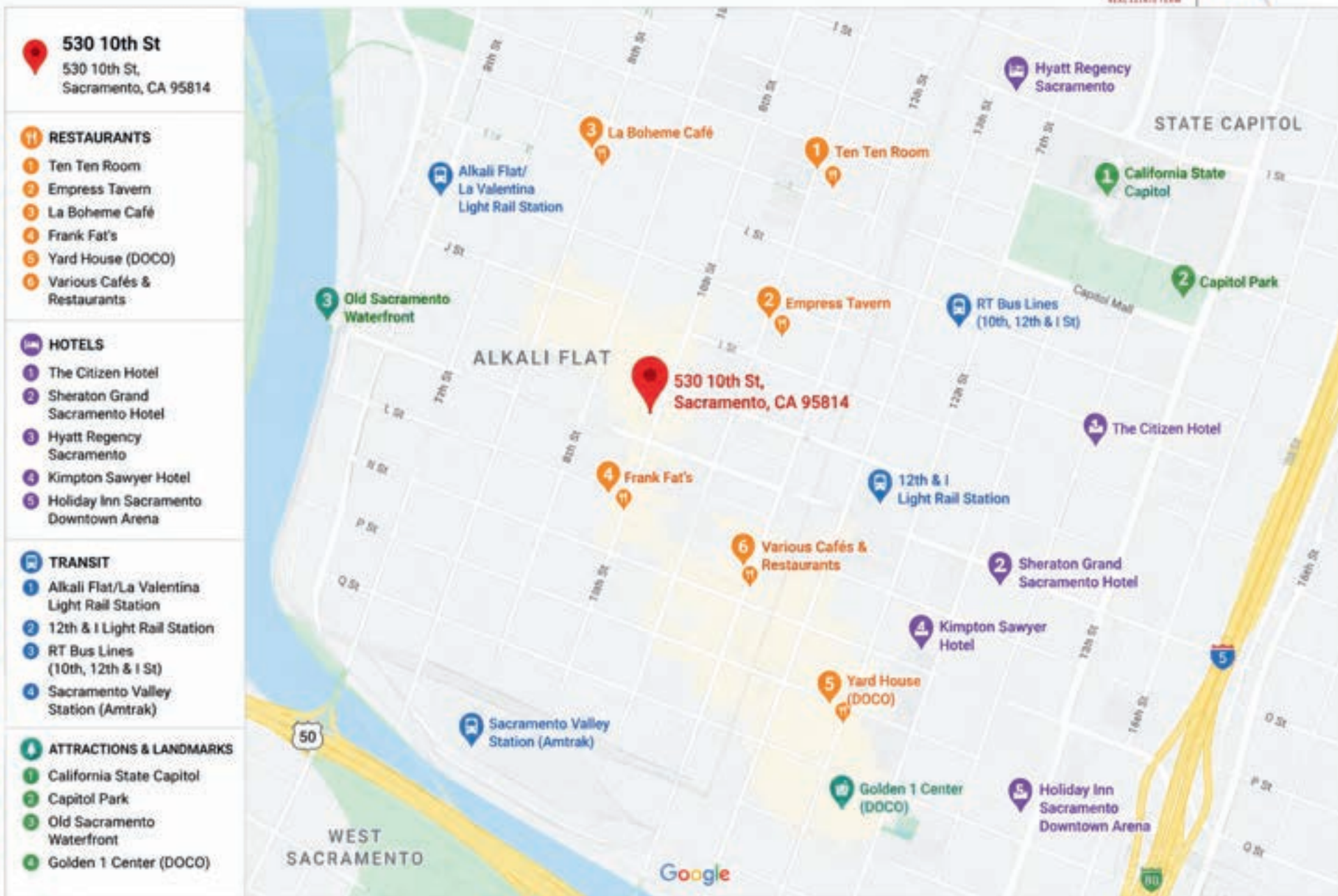
530 10th St, Sacramento, CA 95814

Floor 4

Floor plan/illustration cannot be used for building or design purposes. Sizes and dimensions are approximate.

BUSINESS MAP

530 10TH STREET



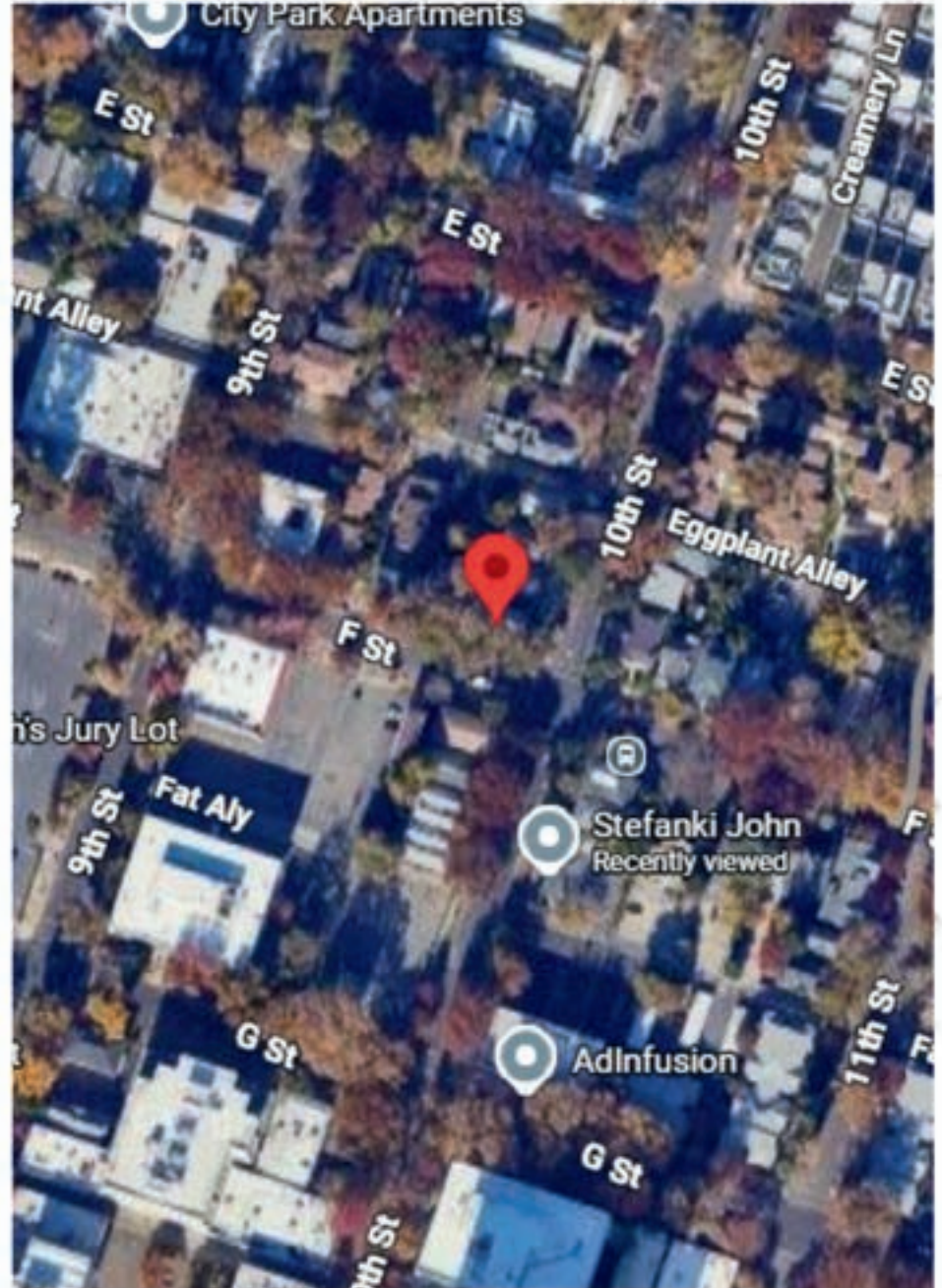
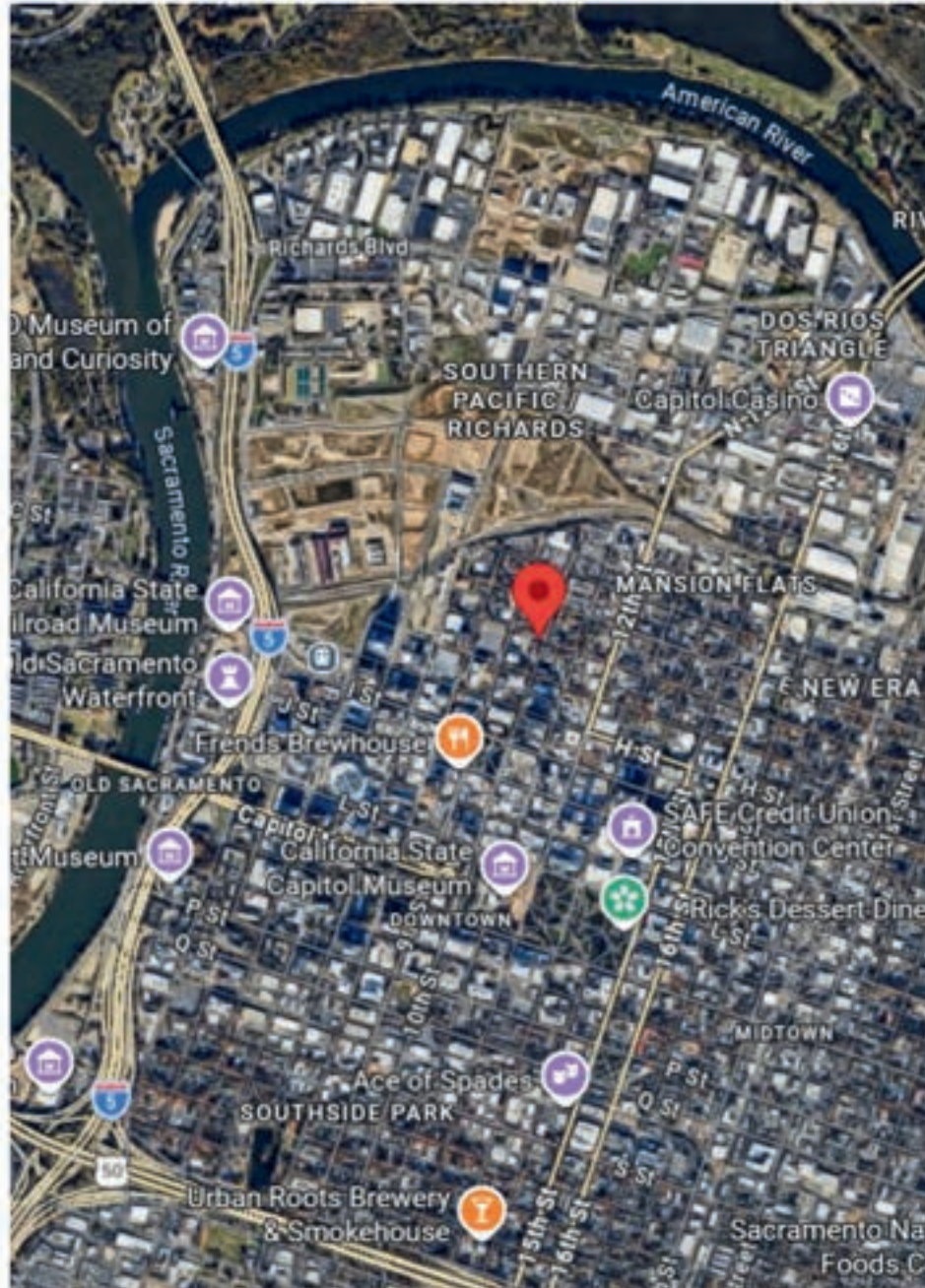
LOCATION MAPS

530 10TH STREET

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DISCLAIMER

530 10TH STREET

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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. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW 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. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



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