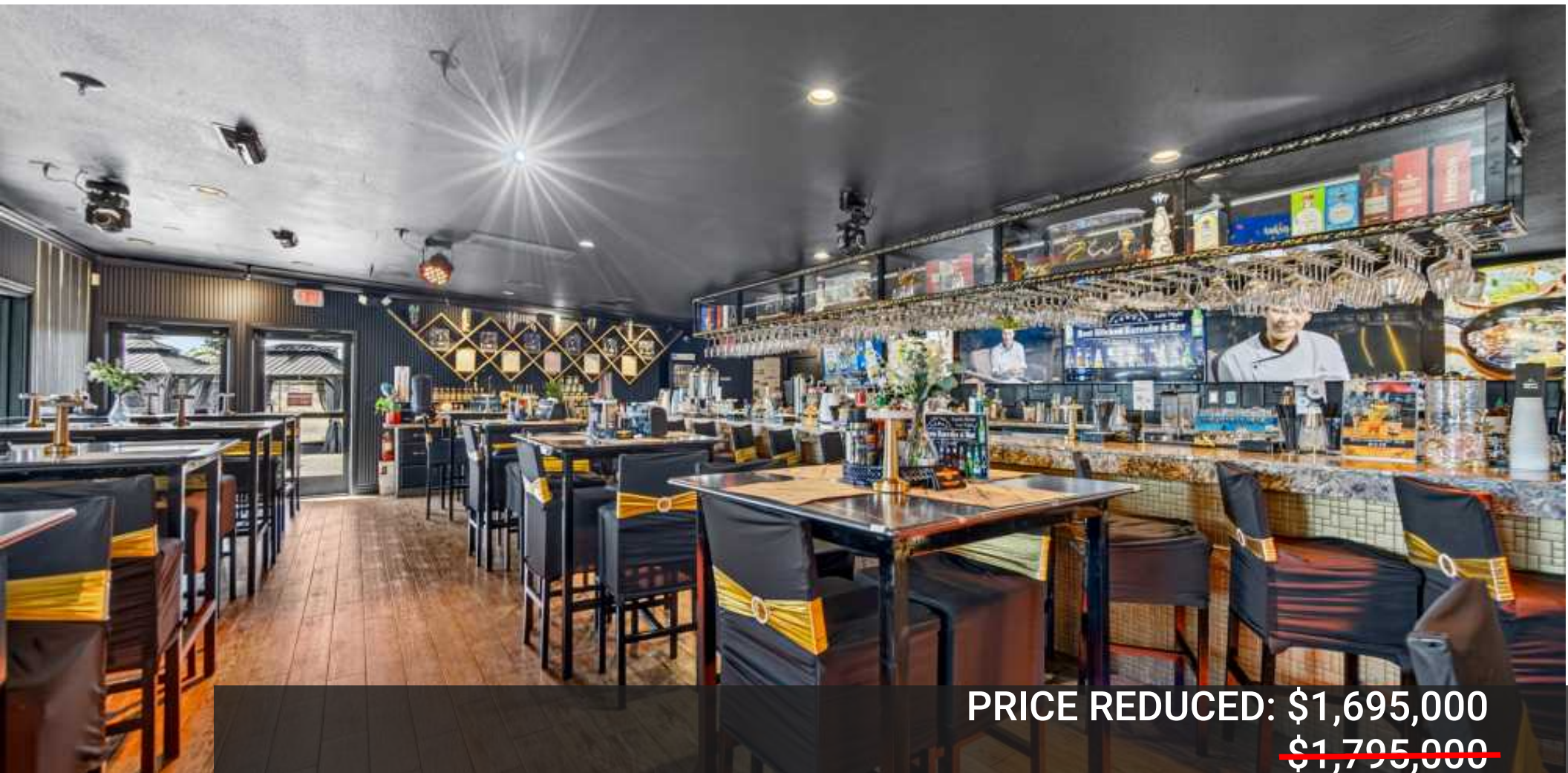


RARE TURNKEY RESTAURANT & ENTERTAINMENT VENUE

TRANSFERABLE TYPE 47 LIQUOR LICENSE

7121 GOVERNORS CIRCLE, SACRAMENTO, CA 95823



PRICE REDUCED: \$1,695,000
~~**\$1,795,000**~~

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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7121 GOVERNORS CIRCLE, SACRAMENTO, CA



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PROPERTY DESCRIPTION

7121 GOVERNORS CIRCLE, SACRAMENTO, CA



Rare Owner-User Restaurant Opportunity | Turnkey Venue with Transferable Type 47 License

7121 Governors Circle presents a rare opportunity to acquire a turnkey freestanding restaurant, bar, and entertainment property in one of Sacramento's established commercial corridors. Situated on ± 0.73 acres with a $\pm 4,848$ square foot free standing building, 36 on-site parking spaces, a fully equipped commercial kitchen, outdoor patio, stage, and a transferable Type 47 Liquor License, creating an exceptional opportunity for immediate occupancy and operation.

The property has been extensively renovated with significant capital improvements, creating a turnkey opportunity for restaurant, hospitality, entertainment, brewery, sports bar, banquet, and lounge operators. A new owner can avoid the substantial costs, permitting timelines, and construction risks associated with developing or converting a comparable facility.

Strategically located with immediate access to Highway 99 and Florin Road, the property offers excellent visibility, regional accessibility, and proximity to dense residential neighborhoods, major retailers, hotels, office users, and Downtown Sacramento. With the limited supply of freestanding restaurant properties featuring a transferable Type 47 Liquor License, 7121 Governors Circle presents a rare owner-user or investment opportunity with immediate operational capability and long-term upside.



EXECUTIVE SUMMARY

7121 GOVERNORS CIRCLE, SACRAMENTO, CA



Price:	\$1,695,000
Free Standing Building SF:	±4,848 sq. ft.
Price / SF:	\$349.63
County:	Sacramento
Parcel No.:	042-0143-006-0000
Lot Size:	±0.73 AC (±31,799 sq. ft.)
Renovated:	2022
Year Built:	1965
Zoning:	LC

PROPERTY HIGHLIGHTS:

- Rare freestanding restaurant, bar & entertainment property
- Transferable Type 47 Liquor License
- Turnkey opportunity featuring a fully built-out commercial kitchen, bar, dining area, stage, outdoor patio and entertainment improvements
- Extensive capital improvements completed, minimizing startup costs and time to opening
- 36 parking spaces
- Secure, fenced site with controlled access entry
- Excellent freeway access with immediate proximity to Highway 99 and Florin Road interchange
- High-profile corner location
- Ideal for owner-users or investors
- Minutes from Downtown Sacramento, Elk Grove, Florin, and Rancho Cordova

PROPERTY PHOTOS

7121 GOVERNORS CIRCLE, SACRAMENTO, CA



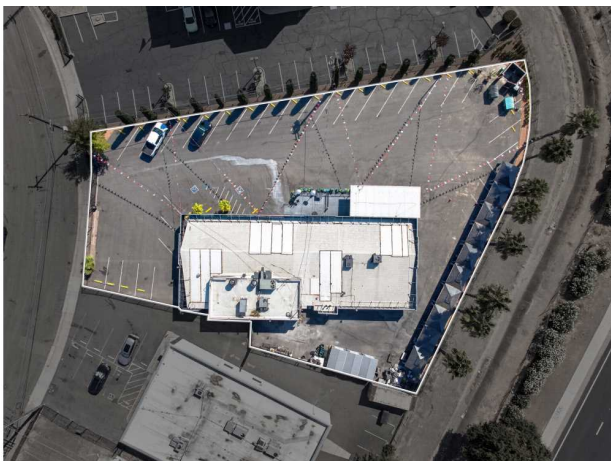
PROPERTY PHOTOS-SINGLE FAMILY RESIDENCE

7121 GOVERNORS CIRCLE, SACRAMENTO, CA



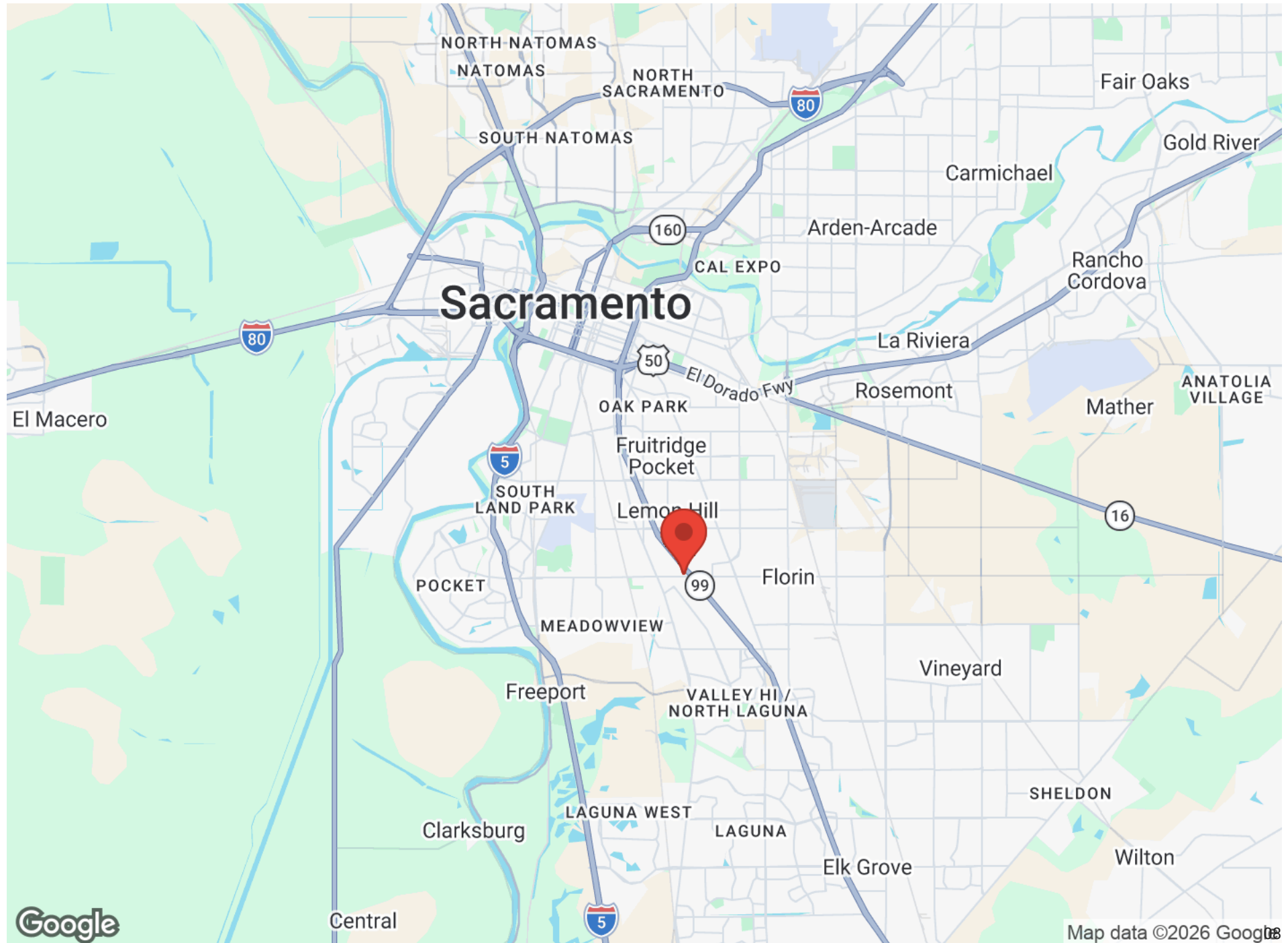
PROPERTY PHOTOS-SINGLE FAMILY RESIDENCE

7121 GOVERNORS CIRCLE, SACRAMENTO, CA



REGIONAL MAP

7121 GOVERNORS CIRCLE, SACRAMENTO, CA



LOCATION MAPS

7121 GOVERNORS CIRCLE, SACRAMENTO, CA



AERIAL VIEW

7121 GOVERNORS CIRCLE, SACRAMENTO, CA



Demographic Summary Report

7121 Governors Cir, Sacramento, CA 95823									