



A Midtown Original

Nearly 100 Years. Countless Possibilities
Offered at \$795,000

EXCLUSIVELY LISTED BY
Tony Wood, SIOR, Advisor | Senior Vice President
eXp Commercial of California, Inc.
916.390.1274 | Tony@TonyWoodCommercial.com
CA DRE Lic. #00549071

www.TonyWoodCommercial.com

A Property with Identity

Not every commercial property can be duplicated.

2301 F Street combines timeless architecture, a welcoming courtyard, and a prominent Midtown corner location into a property that leaves a lasting impression.



Owner-User or Boutique Investment

Occupy your own space while generating rental income from additional suites, or acquire a distinctive Midtown investment with long-term appeal.



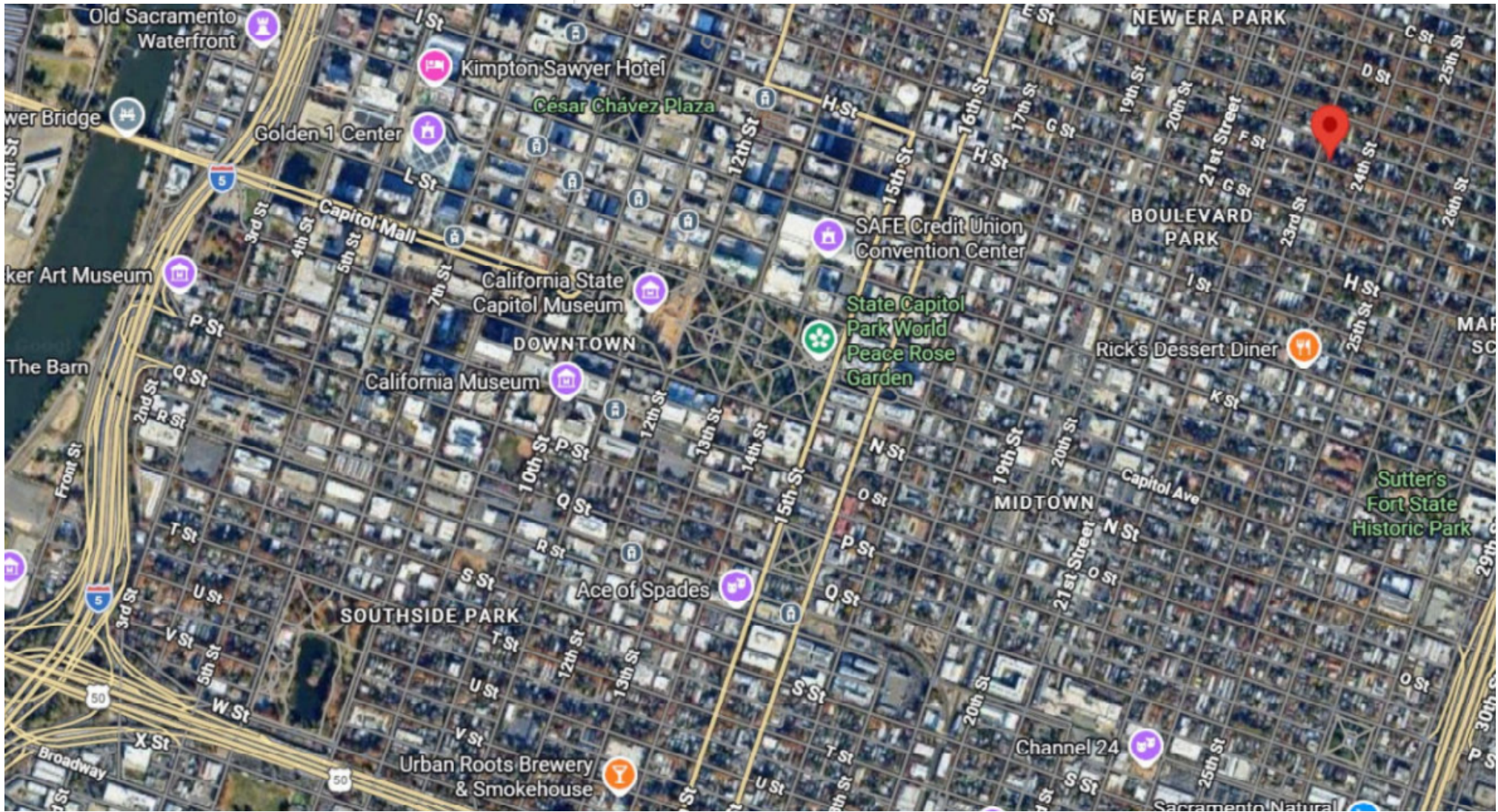
Property Highlights

- Approx. 2,086 SF
- Built 1927
- Courtyard setting
- Corner location
- Multi-suite configuration
- On-site parking
- Offered at \$795,000



Midtown Sacramento

Positioned between Midtown, Downtown and East Sacramento with convenient access to the State Capitol, Golden 1 Center, DOCO, R Street Corridor, Medical Center and major transportation routes.



A Signature Midtown Address

Character. Identity. Visibility. Flexibility.

2301 F Street is more than a commercial building—
it's an opportunity to own a memorable Midtown address.

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