

Automotive Repair Shop - Owner/User

7345-7349 Fair Oaks Blvd - Carmichael, CA 95608



Property Description

- Automotive repair shop (last 25 years)
- Tenant (Japanese Only) \$2,580/month to month (MG)
- +/- 1,760 sf including office, waiting room, two restrooms
- 400 square foot metal garage (not included)
- Fully fenced security gate surrounding the property
- Three drive-through bays + two hydraulic lifts
- Parking available for well over 30 vehicles
- Same ownership for the past 40 years
- Formerly Texaco Service Station
- Soil contamination identified in Phase II environmental site assessment (dated Sep. 2000) and never remediated

Location Highlights

- High visibility location
- Situated on hard corner
- 265 feet of street frontage
- Large pole signage
- 43,427 cars per day
- Dense infill trade area
- Near major employment
- Within Carmichael's "Main Street" corridor
- Adjacent to neighborhood retail and restaurants

Overview

Price: \$795,000
APN: 258-0060-057
Parcel Size: 0.5 acre
Year Built: 1963
Zoning: Light Commercial
Sale Type: Owner/User



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

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