

**FSBO: Prime Corner Office
Condo
Sierra Sunrise Building,
Auburn
\$385,000**



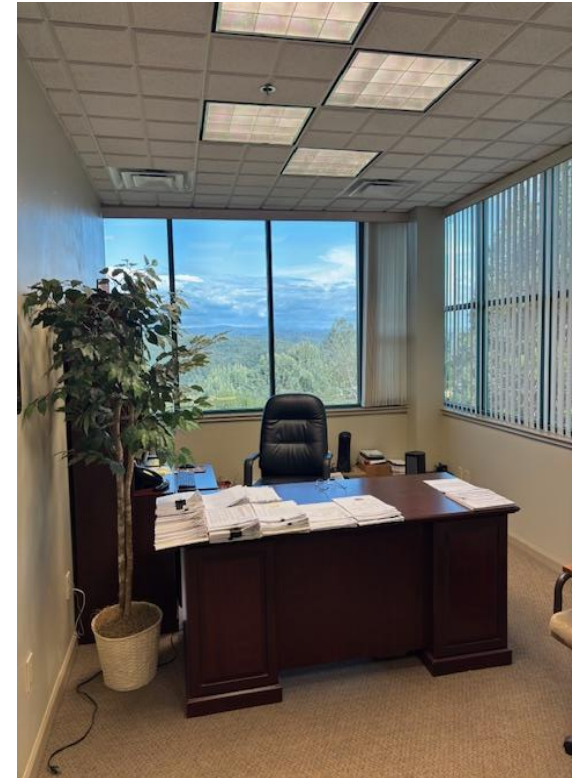
Discover the standout opportunity in Auburn's most desirable professional building: a rare **corner unit** with wisely appropriated windows with breathtaking views of the Sierra Nevadas.

This spacious corner condo floods every workspace with abundant natural light. Most areas offer **panoramic views** of the snow-capped Sierra Mountains and the scenic American River Canyon — creating an inspiring, uplifting environment for you, your team, your customers, or your tenants.



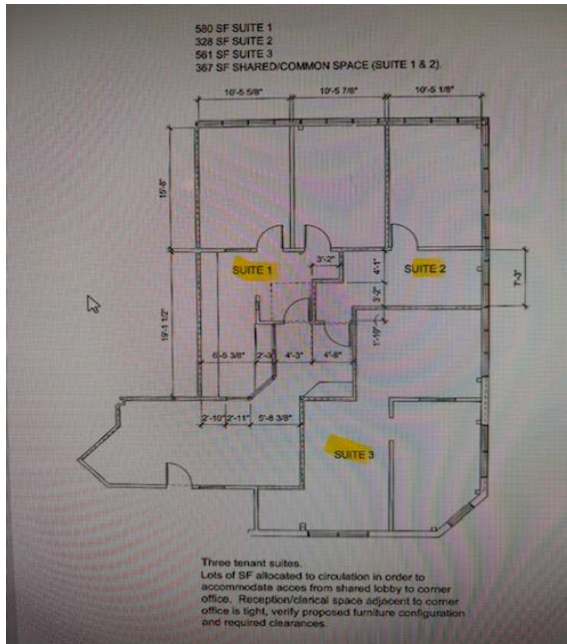
Perfect for Owner-Users or Investors

- **Owner-User Flexibility:** Occupy all or part of the space and lease the remainder for immediate income.



Flexible use design. Currently there are 3 tenants.

- **Investor Opportunity:** Currently divided into **three separate suites** generating **\$4,225 per month** in combined rents — delivering approximately **\$27,000 in annual net income**.
- **Proven Long-Term Tenants:** All suites have been consistently rented for nearly **17 years**.



Exceptional Design & Features

- Ground-floor access directly from the building's south entrance — no hallways for clients to navigate.

- Designed for maximum flexibility: walls can be easily reconfigured to suit changing tenants or business needs (configuration diagrams available).
- Approximately **65% of perimeter walls have windows** — far more than most other units in the building.
- Easy on/off access to Interstate 80 with high-visibility freeway exposure.
- Beautifully maintained building and grounds with a strong reserve fund.

Whether you're a business owner seeking a prestigious, light-filled workspace or an investor looking for a turnkey income-producing property, this flexible condo delivers unmatched value and appeal.



Ample parking. Beautifully landscaped.

Price: \$385,000*

Unit Size: 1,866 sq ft.

NOI: \$27,000/yr. (gross less CAMs, r/e taxes and utilities)

Cap Rate: 7.4%

- Percent Occupied 100%
- Central Heating & Air Conditioning
- Drop Ceiling
- Monument Signage

Current configuration offers:

- 10 individual and private workspaces.
- 2 publicly accessible entry doors.
- 3 private and secure centralized mailboxes.
- 2 secure storage closets.

Contact Information:

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* Seller is unrepresented. We welcome buyer's agents and are open to negotiating a **Cooperating Broker Compensation** as part of a written purchase agreement. Please include any commission requests in the initial Letter of Intent (LOI) or Purchase Agreement.

Financing may be available.