

For Sale

OWNER-USER OPPORTUNITY



6518 ANTELOPE ROAD

CITRUS HEIGHTS, CALIFORNIA

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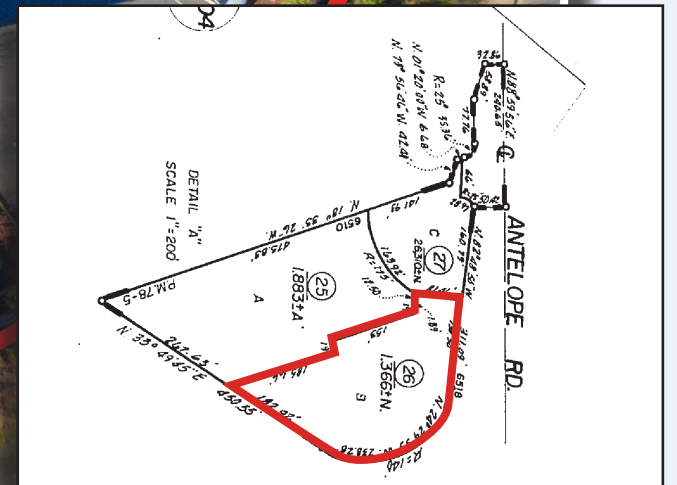
6518 ANTELOPE ROAD IS A UNIQUE OPPORTUNITY TO ACQUIRE AN OFFICE BUILDING WITH UNSURPASSED VISIBILITY AND SIGNAGE. IMMEDIATELY ADJACENT TO INTERSTATE 80, THE BUILDING FEATURES CONVENIENT FREEWAY ACCESS AND DAILY TRAFFIC COUNTS OF APPROXIMATELY 157,000 VEHICLES. ITS CENTRAL LOCATION AND PROXIMITY TO RETAIL AMENITIES IS HIGHLY DESIRABLE.

THE ELEVATOR SERVED BUILDING FEATURES A TIMELESS BRICK FAÇADE, TWO GLASS ATRIUMS, AN ATTACHED DRIVE-IN GARAGE, AND A FUNCTIONAL OFFICE LAYOUT THAT CAN BE DEMISED. THERE IS ABUNDANT NATURAL LIGHT, HIGH CEILINGS, AN OUTDOOR PATIO, AND ONSITE PARKING FOR APPROXIMATELY 74 VEHICLES.



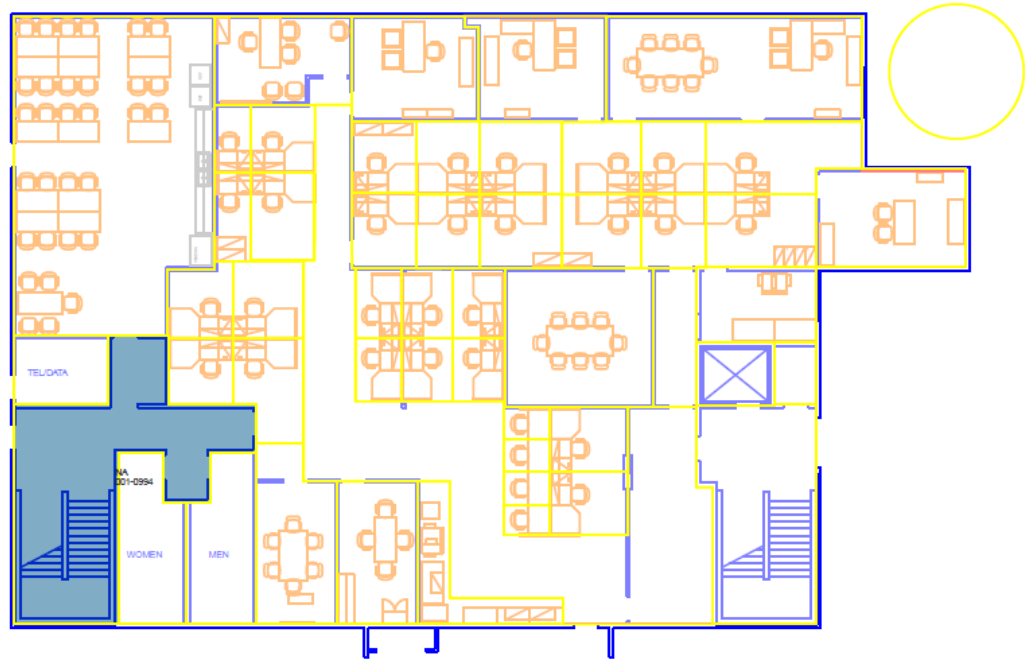
PRICE	\$3,650,000 (\$184/SF)
BUILDING SIZE	±19,812 SF
PARCEL SIZE	1.37 ACRES
ZONING	SPA (COUNTY USE-GENERAL OFFICE)
PARKING	±74 STALLS

PARCEL MAP:



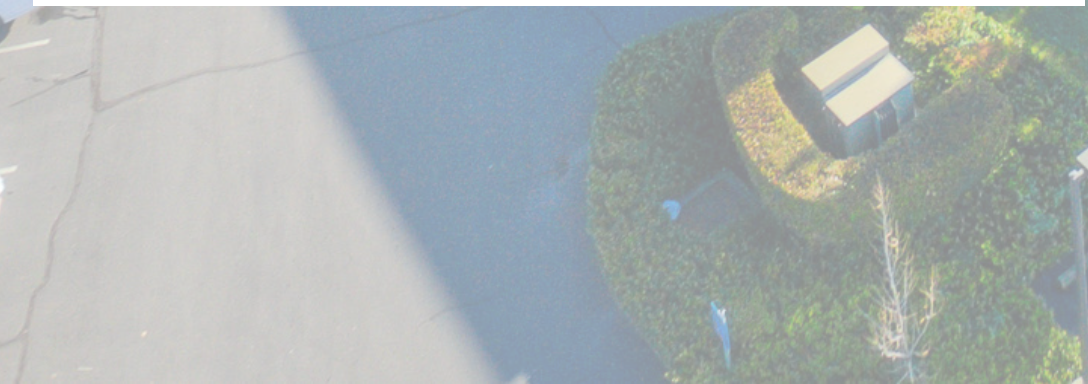
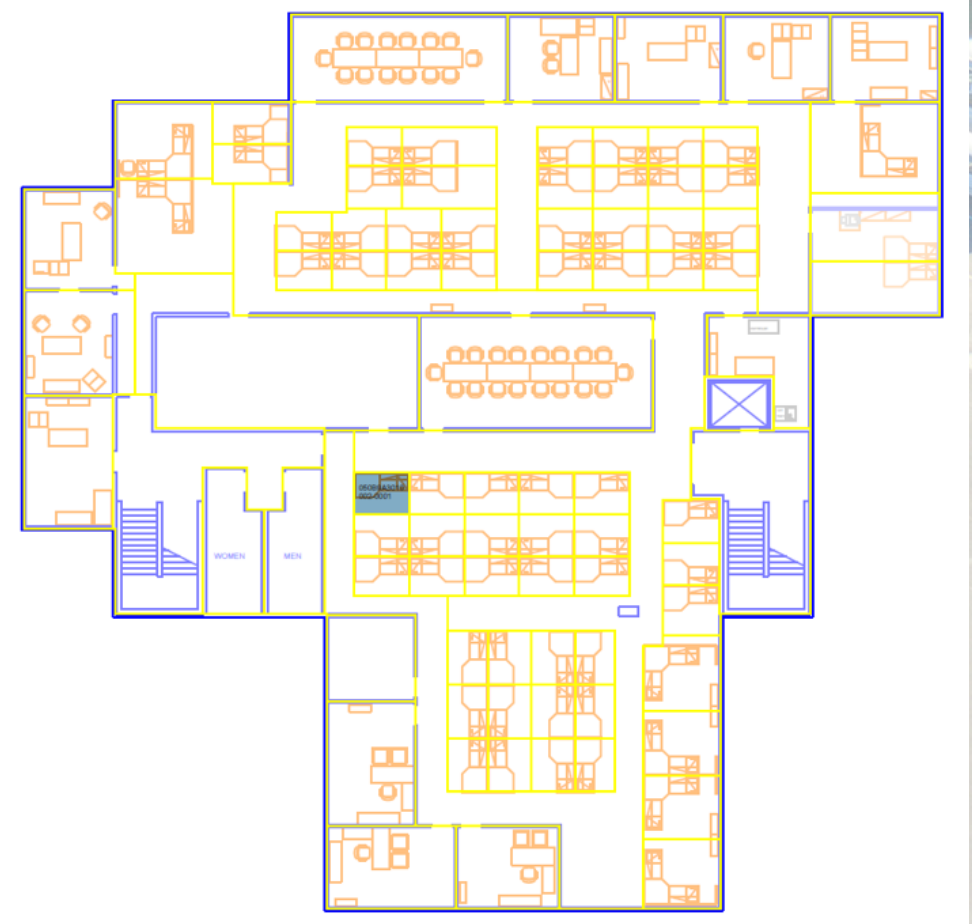
SITE PLAN:

1ST FLOOR:



DRIVE-IN GARAGE

2ND FLOOR:



AREA AMENITIES:



UNITED STATES
POSTAL SERVICE

O'Reilly
AUTO PARTS

FITNESS 19
Where You Can Afford To Get Fit

Raley's

WELLS
FARGO

DOLLAR TREE

Carl's Jr.

Wendy's

76

McDonald's

ANTELOPE ROAD

STONES
GAMBLING HALL

TACO
BELL

LOUISIANA
P
POPEYES

Quick Quack
CAR WASH
Don't Drive Dirty.com

INTERSTATE
CALIFORNIA
80

ADT - 157,000

JLL®

PHOTOS



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CONTACT DETAILS

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