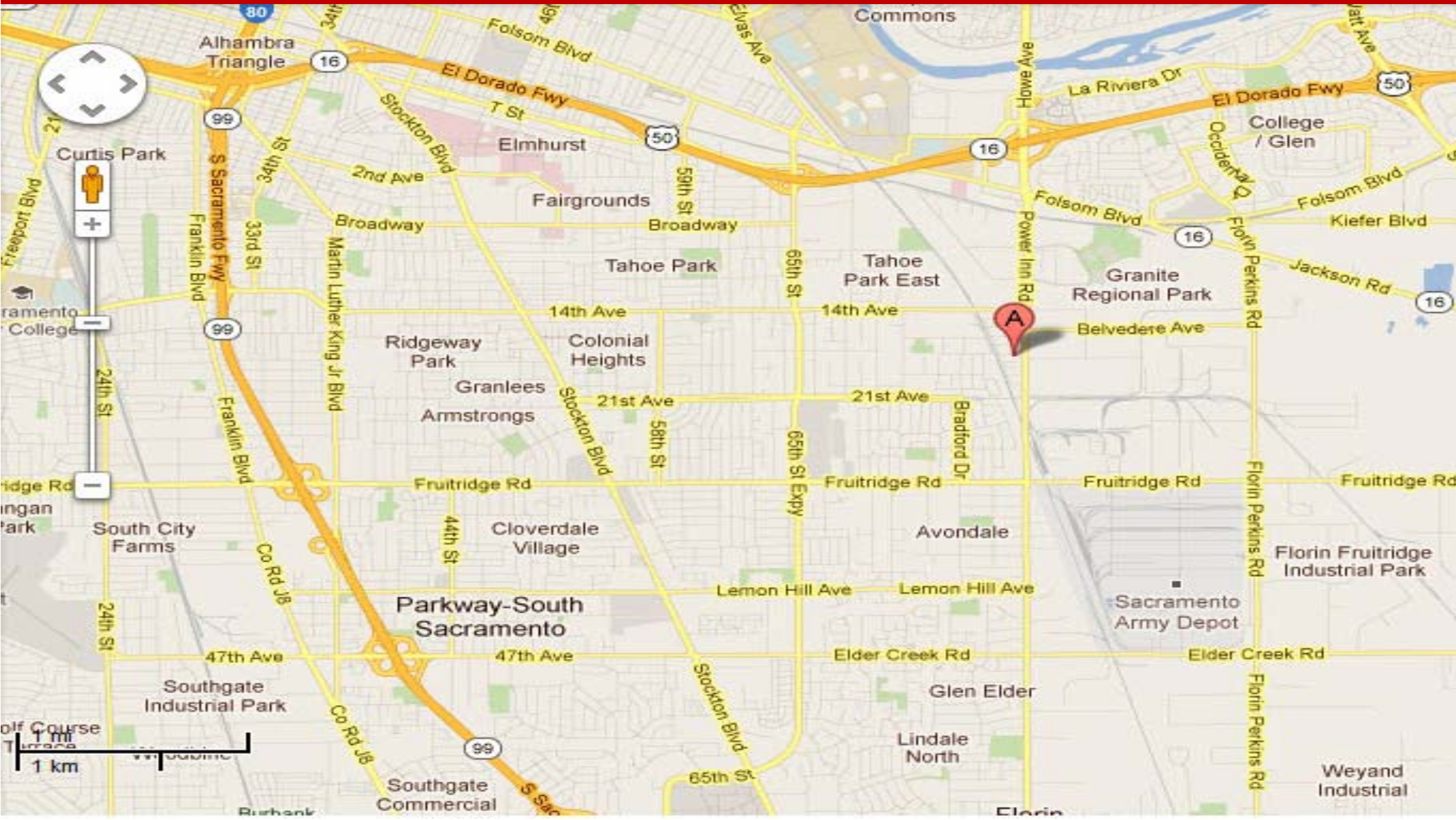


Industrial Yard For Sale 1.38 +/- acres

8005 Merced Avenue Sacramento, CA 95826



Jim Sullivan

Phone: 916-361-8500

Cell: 916-730-6200

sullivangroupe@aol.com

DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6720 Folsom Blvd., Suite 208

Sacramento, CA 95819

Phone: 916-361-8500 Fax: 916-361-8900

www.sullivangroupe.com



Industrial Yard For Sale 1.38 +/- acres

8005 Merced Avenue Sacramento, CA 95826

Located just off the NW Corners of Merced Ave & 18th Avenue
and Power Inn Road

- Owner User Opportunity or Investor property
- Fenced yard mostly paved, existing house & other buildings
- Currently Leased to three (3) tenants month to month with a gross income of \$4,800.00 per month
- Zoned M-1 SW Light Industrial
- Existing Tenants Allow Income and future growth
- Possible uses: Trucking, Recycling, Construction Yard, Tow Yard, Landscaping company

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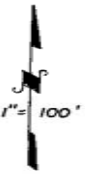
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POR. BRIGHTON PARK * & NEW BRIGHTON

Tax Area Code

61-08



CITY OF SACRAMENTO
Assessor's Map Bk.61 -Pg.08
County of Sacramento, Calif.

* Also known as Goethe Sub. 105
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

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