

2025 P STREET



PROPERTY OVERVIEW

Turton Commercial is pleased to offer to the market for sale a three-story building that can accommodate an office, medical, or residential use. The 3,300 square foot building is in the heart of Midtown, near the corner of 21st and P Street, near numerous transformative developments.

Address:	2025 P Street
Price:	\$760,000
Price per Square Foot:	\$230
Square Feet:	3,300 SF
Basement:	800 SF
First Floor:	1,200 SF
Second Floor:	1,200 SF
Parcel Size:	6,534 SF (.15 AC)
Parking Stalls:	7 on-site stalls (one ADA stall)
Year Built:	1907
Year Renovated:	2002
Construction:	Wood frame
Zoning:	C-2
ADA Lift:	Yes
Delivery at Close of Escrow:	Vacant



THE LOCATION

Midtown Sacramento is the perfect fusion of successful locally owned business and organic youth infused goods and services.

The area is composed of a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees. Business owners, residents and investors have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Many people consider Midtown to be the most centralized area in the city of Sacramento, with easy access to Downtown, Old Sacramento, West Sacramento and East Sacramento.

Within Midtown, the Lavender Heights neighborhood has emerged as one of the submarket's hottest micro-markets. The hub of this exciting district is the MARRS building – only five blocks away. The neighborhood recently welcomed rainbow cross walks to commemorate the cultural inclusion and progressive thinking of the neighborhood. The neighborhood features Sacramento's most successful restaurants and nightlife venues and has an eclectic mix of local restaurants, art galleries, coffee houses and boutiques. The district has high foot traffic both day and night, and is a hot spot for those who love to eat and drink, and enjoy many of Midtown's most popular establishments. While it is an excellent starting location for the popular Second Saturday festivities, the District is home to many additional noteworthy events such as the Midtown Farmers' Market, THIS Sacramento block parties, PARK(ing) Day, and more.

Large infill housing and mixed-use development projects are scattered throughout the grid, indicating regional growth and an increased emphasis on inner-city living. Midtown development is abundant and headlined by the new parking garage next door by Pappas Investments and the accompanying grocery store planned for 21st and L.



OWNER - USER

The Property will be delivered vacant at the close of escrow; therefore, the entire 3,300 square foot building could be occupied by an owner-user. However, if an owner is not able to occupy the entire building, the basement, which is approximately 800 square feet, is readily accessible from a separate entrance off the back of the building.

REDEVELOPMENT INVESTOR

The Property is well-positioned for a residential conversion project. The Property features three distinct floors, all with plumbing infrastructure, natural light, and separate entrances. At a purchase price of \$230 per square foot, the Property is priced well-below replacement cost. Furthermore, a buyer can invest an additional \$125 per square foot to convert the Property and still redevelop the building for less than comparable residential-income properties in Midtown, Sacramento.





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