

3257 MCKINLEY

EAST SACRAMENTO DUET FOR SALE - \$650,000



TURTON
COMMERCIAL REAL ESTATE

THE PROPERTY

TURTON COMMERCIAL REAL ESTATE IS PLEASED TO PRESENT A RARE MULTI-FAMILY OPPORTUNITY IN EAST SACRAMENTO NEAR MCKINLEY PARK

This charming craftsman bungalow duet with curb appeal of a single-family home is a very attractive opportunity for an owner-user or investor. It is spacious and lovingly maintained and each unit features two bedrooms, walk-in closets, living room, formal dining room, measuring approximately 950 square feet. There is a shared laundry room with two washers and dryers. The building has beautiful architectural features, hardwood floors throughout with vintage linoleum in the kitchen.

The parcel is contiguous and is 6,534 SF. The property has a nice front yard with landscaping and the big backyard backs up to the alley – possible development opportunity for parking garages or additional units.

Immediate in place income from the current tenants.

BUILDING INFO

ADDRESS: 3257 MCKINLEY BLVD, SACRAMENTO CA 95816

UNITS: 2

UNIT SIZE: 950 SF

YARD: FRONT & BACK

SALE PRICE: \$650,000



PROPERTY LOCATION

EXCELLENT LOCATION IN BEAUTIFUL EAST SACRAMENTO WITH MCKINLEY PARK OUTSIDE YOUR FRONT DOOR!

Come live and play in marvelous East Sacramento: Small town atmosphere and an old-fashioned sense of community. Walk to many amenities in the park: Clunie Clubhouse and Library, rose garden, paved jogging trail, playground, climbing wall, soccer and softball fields, swimming pools, lighted courts for tennis, basketball, and volleyball. Around the corner from the location are some fabulous restaurants: Roxie Deli, Orphan, Formoli's Bistro, Bonn Lair, and the new Selland's OBO' Italian Table & Bar and Kru Sushi.

The location is home to the finest schools in Sacramento: Theodore Judah Elementary School, David Lubin Elementary School and Sutter Middle School.

Midtown and Downtown Sacramento are only a short bike ride away and are the epicenter for the region's most exciting events and development activity. Downtown continues to be the hub of Sacramento's \$2.8 billion tourism industry with more than 378 conventions and events and more than 880,000 attendees in 2014 alone. The booming nightlife and entertainment scene, coupled with the development of the new Golden 1 Center, has greatly increased demand for housing near the urban core.

This location also allows for easy access to some of Sacramento's most exciting amenities, including: Memorial Auditorium, Convention Center, State Capitol, Wells Fargo Pavilion and Sacramento's most popular eateries and nightlife venues.



THE INTERIOR





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