



1217 24TH

MIDTOWN SACRAMENTO DUPLEX FOR SALE





THE OVERVIEW

\$650,000

PURCHASE PRICE

2

UNITS

LIVE-WORK

PERMITTED

VALUE-ADD

OPPORTUNITY

RESIDENTIAL AND OFFICE USES PERMITTED AT THE PROPERTY

- Both units are currently vacant allowing an owner-user to occupy either or both units
- Two bedroom and one bathroom unit on the ground floor and one bedroom and one bathroom unit upstairs
- Located near 24th and Capitol Ave, walking distance to dozens of great amenities in Midtown





THE OFFERING

1217 24TH STREET IS A VALUE-ADD DUPLEX THAT IS ZONED "RESIDENTIAL OFFICE" THEREBY ALLOWING A UNIQUE WORK/LIVE OPPORTUNITY IN THE HEART OF MIDTOWN.

Turton Commercial is pleased to present to market for sale 1217 24th Street, a value-add duplex investment in central Midtown, Sacramento. This Craftsman-style duplex was constructed 1915 but has been lovingly cared for and updated by the owner-occupant over the last twenty years. The ground floor residential unit measures approximately 832 and features two bedrooms, one bathroom, living and dining room, and open kitchen. The upstairs unit measures approximately 600 square feet and includes one large open space that can be used

as a bedroom or living space, one bathroom, storage/pantry room, and an open kitchen. Both units are accessible from a shared elevated porch that sits just above the 24th Street sidewalk. Both units have been upgraded over the years including new kitchen cabinets, flooring, lighting, and dual pane windows.

The Property is zoned "Residential Office" which likely allows concurrent residential and commercial uses at the property. As such, this property is a unique "work live" opportunity that could allow an occupant to work in the ground

floor space and live or lease the upstairs space to a residential tenant. Perhaps no aspect of the property is as noteworthy as its location in Midtown though. Located at the corner of 24th Street and Liestal Alley under a canopy of shade trees, the property is three blocks in every direction from Sacramento's best amenities and six blocks east of the MARRS Building, home to the Midtown Farmer's Market and the unofficial retail epicenter of Midtown. Living and/or working at this property is the ultimate Midtown experience!



BOTTOM UNIT



BOTTOM UNIT



BOTTOM UNIT

THE DETAILS

Address:	1217 24th Street Sacramento, CA 95816
APN:	007-0161-021-0000
Price:	\$650,000
Building Size:	1,432 SF
Parcel Area:	1,600 SF (.04 AC)
Number of Units:	2
Bottom Unit:	
Size:	832 SF
Layout:	2 bed / 1 bath
Top Unit:	
Size:	600
Layout:	1 bed / 1 bath
Occupancy:	Vacant
Zoning:	RO-SDP Residential Office
Year Built:	1915
Year Renovated:	Continuously updated over last 20 years



THE LOCATION



1 BLOCK
TO MIDTOWN CENTRAL

5 BLOCKS
TO LAVENDER HEIGHTS

5 BLOCKS
TO THE HANDLE DISTRICT

AAA
LOCATION

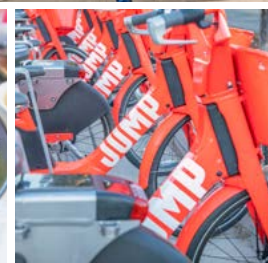
PRIME LOCATION: PROVIDING TENANTS WITH THE LIVE - WORK - PLAY LIFESTYLE

Midtown Sacramento is the perfect blend of carefully curated local, national, and regional retailers with an eclectic mix of high-end demographic occupations embedded in a landscape of unique older buildings paired with mature trees. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on the fruitful submarket. Many consider Midtown to be the most desirable area in the city, with easy freeway access and proximity to Downtown, Old Sacramento and East Sacramento.

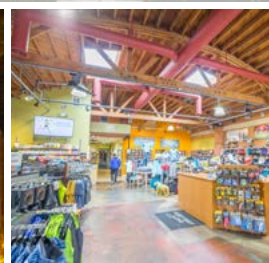
The subject property at 1217 24th Street is perfectly situated within walking distance of the Midtown Central District, Handle District, and Lavender Heights, offering easy access to many of Midtown and Downtown's most desirable events and amenities. Whether it's Second Saturday, a night out at The Flamingo House, a walk at Sutter's Fort, or a quick coffee run to Temple, this location gives residents the walkable lifestyle so many seek out.

For investors, this duplex presents a compelling opportunity to generate long-term in-

come in one of Sacramento's strongest rental markets. Midtown's consistent demand from young professionals, medical and state workers, and creatives drives strong rents and low vacancy rates. Renters are drawn to the area's character-rich architecture, local flair, and the ability to live, work, and play within just a few blocks. With Sacramento's continued population and job growth, particularly in and around the urban core, well-located multifamily properties like this are positioned to perform for years to come.







MIDTOWN CENTRAL

PLACER AI APRIL 2024 - APRIL 2025 / COSTAR



6

BLOCKS



2.9M

YEARLY VISITS



32

RESTAURANTS & BARS



\$79,672

HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/CONFIDENCE

Midtown Central—spanning 21st to 27th Streets along J, K, and L—offers one of Sacramento’s most vibrant and well-rounded commercial environments. This stretch hums with energy day and night, fueled by a steady mix of locals, employees, and loyal regulars who come for the food, the shops, and the neighborhood vibe. With a walkable layout, a strong mix of independent businesses, and easy access from surrounding districts, Midtown Central continues to attract brands, creatives,

and entrepreneurs who want to be part of a connected, thriving community. Daily routines start with Temple Coffee and Ginger Elizabeth Patisserie, where professionals, students, and creatives alike fuel up or take meetings. The neighborhood offers plenty of mid-day dining options for employees and visitors, with local favorites like Thai Basil, Cantina Alley, and Pizzasaurus Rex all within walking distance. After work, Golden Bear and Der Biergarten provide popular happy hour spots for

grabbing drinks with coworkers or clients. Boutiques like Wild Poppy, Sugar Shack, and Heart Clothing round out the local shopping experience, with specialty retailers like Fleet Feet and Trek Bicycle adding variety and foot traffic. Whether you’re opening a storefront or establishing a creative office, Midtown Central delivers steady foot traffic, built-in visibility, and a surrounding culture that supports and celebrates independent business.

3 THE LOCATION 1217 24TH STREET



THE HANDLE DISTRICT

PLACER AI JULY 2023 - JULY 2024



3

BLOCKS



1.3M

YEARLY VISITS



18

BARS & RESTAURANTS



\$86,038

HOUSEHOLD INCOME

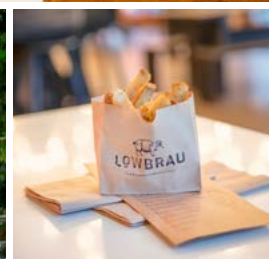
TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & THRIVING BOOMERS

The Handle District in Sacramento is a vibrant and bustling area known for its eclectic mix of successful restaurants, nightlife venues, local eateries, art galleries, coffee houses, and boutiques. This district experiences high foot traffic both day and night, making it a hotspot

for those who love to eat, drink, and enjoy Midtown's popular establishments. Notable spots include Zocalo, known for its vibrant Mexican cuisine; The Rind, specializing in cheese and wine; Mulvaney's B & L, offering upscale American fare; Aioli Bodega Espanola, with its

authentic Spanish dishes; and Saigon Alley Kitchen + Bar, featuring flavorful Vietnamese cuisine. Whether you're in the mood for a gourmet meal, a casual bite, or a night out on the town, the Handle District has something to offer for everyone.





3 THE LOCATION

1217 24TH STREET

LAVENDER HEIGHTS

PLACER AI JULY 2023 - JULY 2024



3
BLOCKS



1.1M
YEARLY VISITS



12
BARS & RESTAURANTS



\$75,149
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & SIGNIFICANT SINGLES

Lavender Heights in Sacramento has emerged as one of the city's hottest micro-markets, with the MARRS building at its epicenter. The neighborhood recently welcomed rainbow crosswalks, symbolizing its commitment to cultural inclusion and progressive thinking. This area serves as an

excellent starting point for the popular Second Saturday festivities and hosts various noteworthy events, including Midtown Love, Midtown Mini, THIS Sacramento block parties, and PARK(ing) Day. One of the standout attractions is the Midtown Farmers' Market, held year-round on Saturdays.

This vibrant market attracts thousands of visitors each week, offering a wide array of local produce, artisanal goods, and community activities. It has become a cornerstone event for Lavender Heights, highlighting the area's dynamic atmosphere and community spirit.



SUTTER'S FORT - 2 BLOCKS AWAY



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