



# MacBride Realty Co. Realtors

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## North Area Investment



- Location: 3244 Marysville Blvd. Sacramento, CA  
Haggin Wood Area
- Improvement: One –story metal building containing 3,800 s.f.  
Constructed 1988 (per owner) Slab floor, small  
Office 2 restrooms one in and one out.
- Site Irregular: 100 x 158 x 91 x, 46x 179 +/-
- Zoning: C-2  
170 +/-, Frontage on Marysville Blvd.  
Site is paved except for Planter Sidewalk area
- Utilities: All to the site
- Taxes: \$3,400 per year
- Insurance: \$960.00 per year
- Income: \$36,000 per year, \$3,000 per month –month to rent
- Comments: This property is ideally suited for neighborhood commercial  
users or Auto Service and supply sales.
- Price: \$ 445,000
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