

FOR SALE

14138 Market Street | Walnut Grove, CA

Excellent Owner/User Opportunity

**+/- 4,900 SF Retail Building
with Finished Outdoor Patio**



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OFFERING MEMORANDUM



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CalDRE #02134436

INVESTMENT OVERVIEW

PDF powered by eXp Commercial is pleased to present this +/- 4,900 SF Retail Building for sale at 14138 Market Street in heart of Walnut Grove, CA. This property offers an ideal opportunity for an owner/user, with its versatile layout comprising of two - +/- 1,200 square foot units on the first floor, and a spacious +/- 2,500 square foot unit on the bottom level, complete with a finished patio. Strategically situated on the busy Market Street, the property enjoys high visibility and steady foot traffic, making it an attractive location for a wide range of retail businesses. Its proximity to the Sacramento River add a unique charm to the overall appeal. Walnut Grove's community and proximity to major transportation routes contribute to the area's commercial growth and offer significant potential for businesses.

PROPERTY HIGHLIGHTS

- +/- 4,900 SF Historic Retail Building for Sale
- Price: \$990,000
- Located on Market Street Directly Across from Sacramento River
- Two - +/- 1,200 SF 1st Floor Units Fronting River Road and the Sacramento River
- One - +/- 2,500 SF Unit with Large Finished Patio
- Zoning - Commercial / Residential (SPA per County of Sacramento)
- Parcel Number: 146-0360-096





SURROUNDING AREA MAP





FOR MORE INFORMATION

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