



**BACON Commercial**  
Real Estate

# For Sale

Midtown Law Building  
2609 Capitol Avenue



## 2609 Capitol Avenue Midtown Sacramento

### Property Highlights

- 6600 SF
- Property Tour: <https://bit.ly/41lsBgu>
- 14 onsite parking spots
- Classic lines
- A+ location
- Once a Mansion, always a Mansion?
- Parcel size provides expansion
- Additional Development potential
- Bed N Breakfast
- Potential residential mixed Use

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# TABLE OF CONTENTS

## *Location - Location - In the Mix*

Regional View	4
The Neighborhood	5
Sutter's Fort	6

## *INFO - 2609 Capitol Ave*

Property Summary	8
Property Description	9

## *Photos - Classic- inside and out*

Property Photos	11
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## *4 floors - Floor Plans*

Lower Level	15
First Floor	16
2nd Floor	17
Penthouse	18

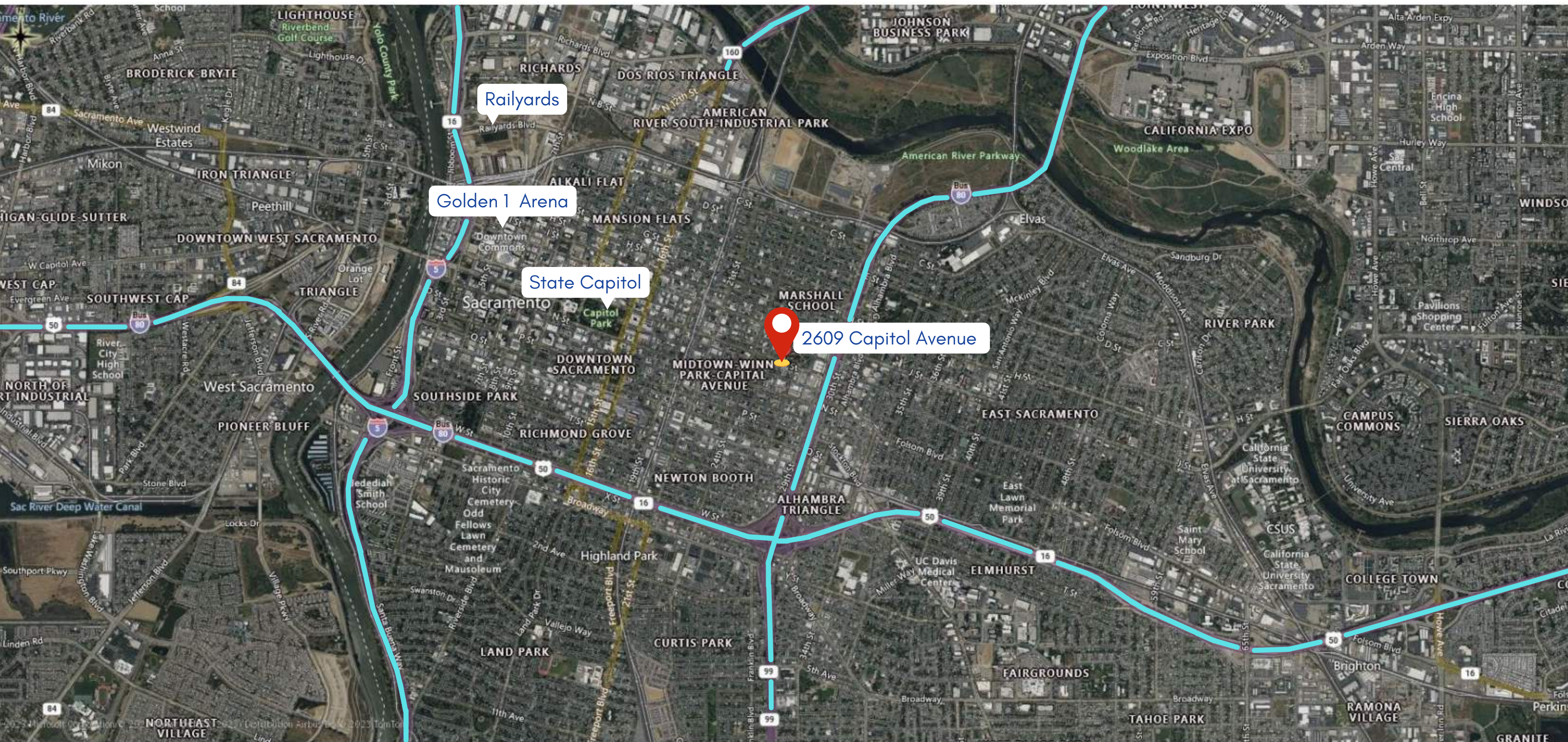
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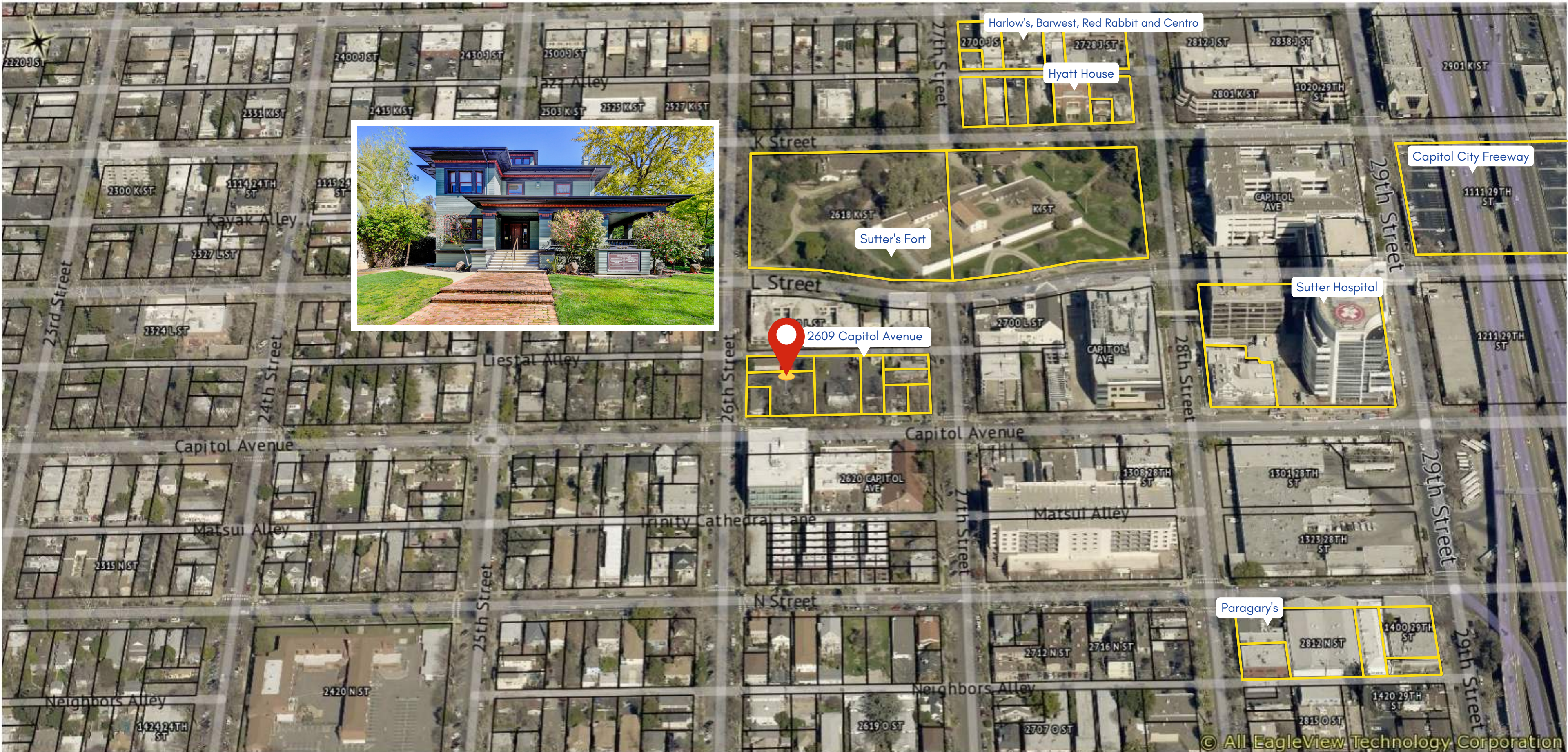
Location

Location - In  
the Mix

# REGIONAL VIEW

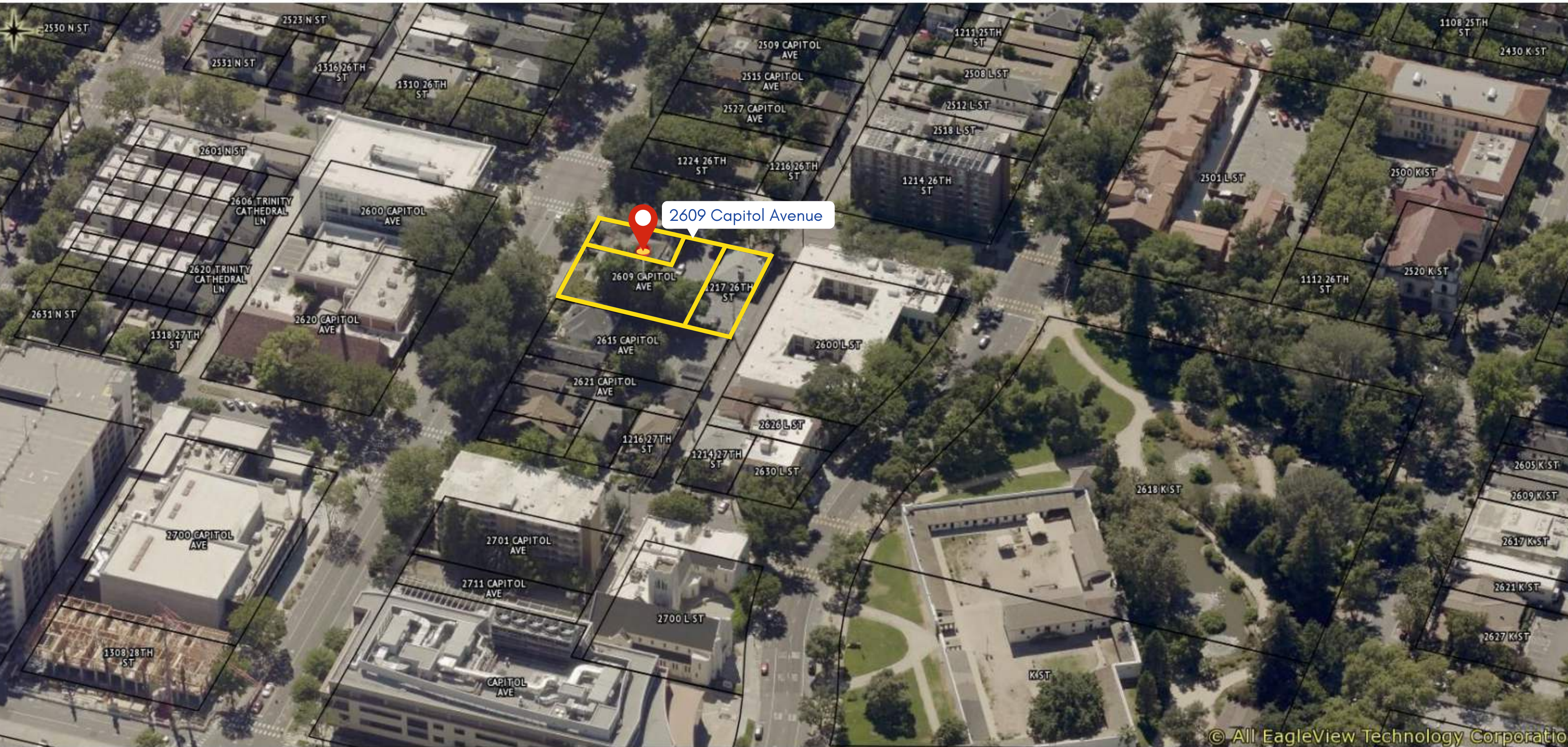


# THE NEIGHBORHOOD



2609 Capitol Avenue

# 2609 SUTTER'S FORT



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**INFO**

2609 Capitol  
Ave



**Property Summary**

Building SF:	6,600
Lease Rate:	NA
Lot Size:	11,326 SF
Parking Ratio:	2/1000
Parking:	14 onsite
Price:	\$2,250,000
Year Built:	1905
Zoning:	C2
Upside	check
Flexibility	check
Mixed Use	Potential
Pride of Ownership	check
Location	A+

**Property Overview**

2609 Capitol Avenue consists of two main floors, a lower level, and a penthouse. The Lower Level has two separate entries from the parking lot, so this area is ideally suited to be converted into a two or three-bedroom rental.

The 1st and 2nd Floors are ideally suited for another office user.

The penthouse would also be a terrific studio unit if the buyer wants to work, live and play!

In the past, the owner has leased out extra offices easily which provided income and flexibility to expand and contract as needed.

**Location Overview**

The building is within walking distance to Sutter Memorial, the new Fort Sutter hotel developed by Randy Paragary in 2022, and of course, Sutter's Fort. Freeway access is excellent.



### **They don't build them like this anymore!**

2609 Capitol Avenue is a classic built in the 1900s. Frank Lloyd Wright comes to mind when one first sees the building. The distinct parallel roof lines, accented in red nicely contrast the dark brown and army green facia colors. The building sits on a large parcel that provides 14 parking spaces.

The Property has been meticulously maintained and is in exceptional condition. The property has been occupied by a law firm for the past 30 years.

Looking for a timeless and classic building in an A+ location? Well, here you go!

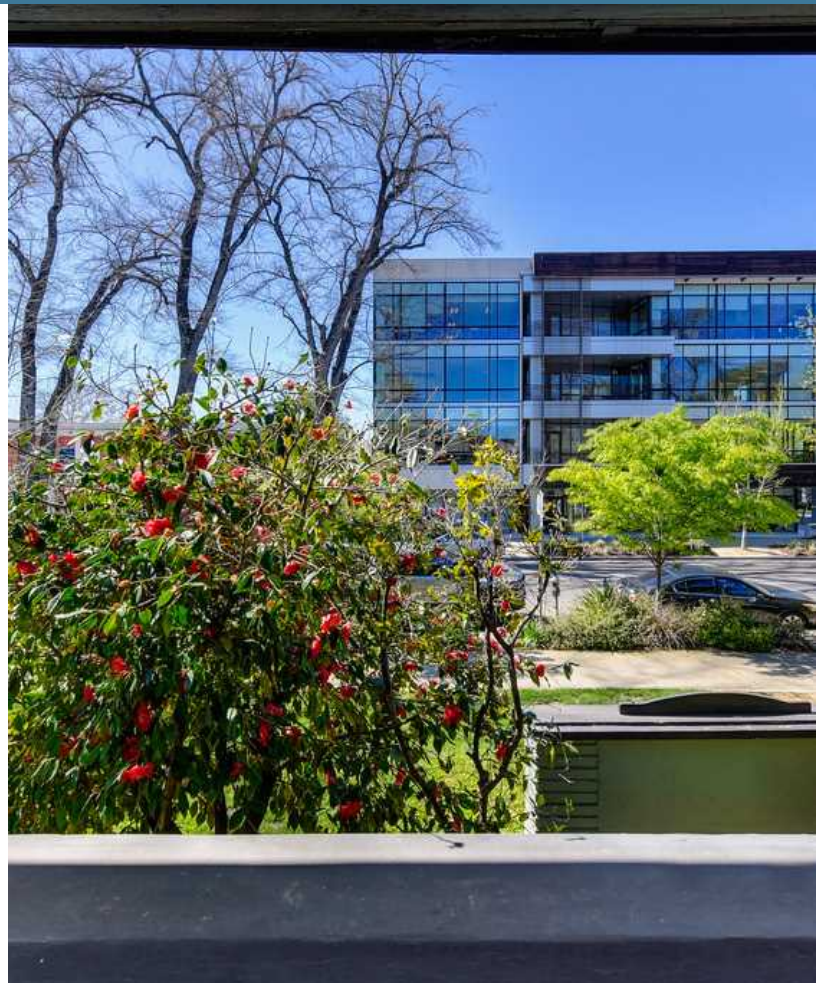


Photos

Classic- inside  
and out

# PROPERTY PHOTOS

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2609 Capitol Avenue | Sacramento, CA 95816



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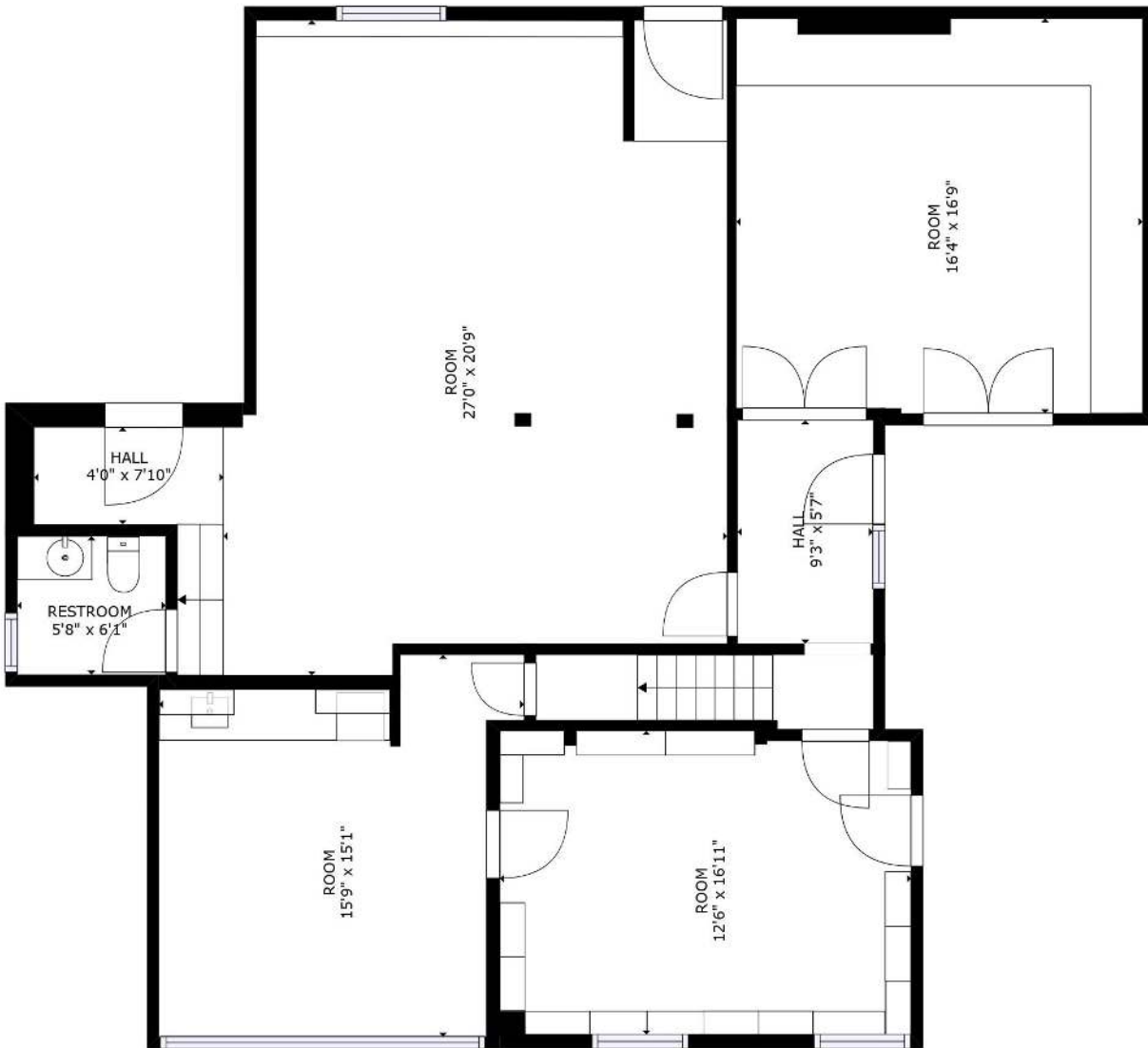


4 floors

Floor Plans

# LOWER LEVEL

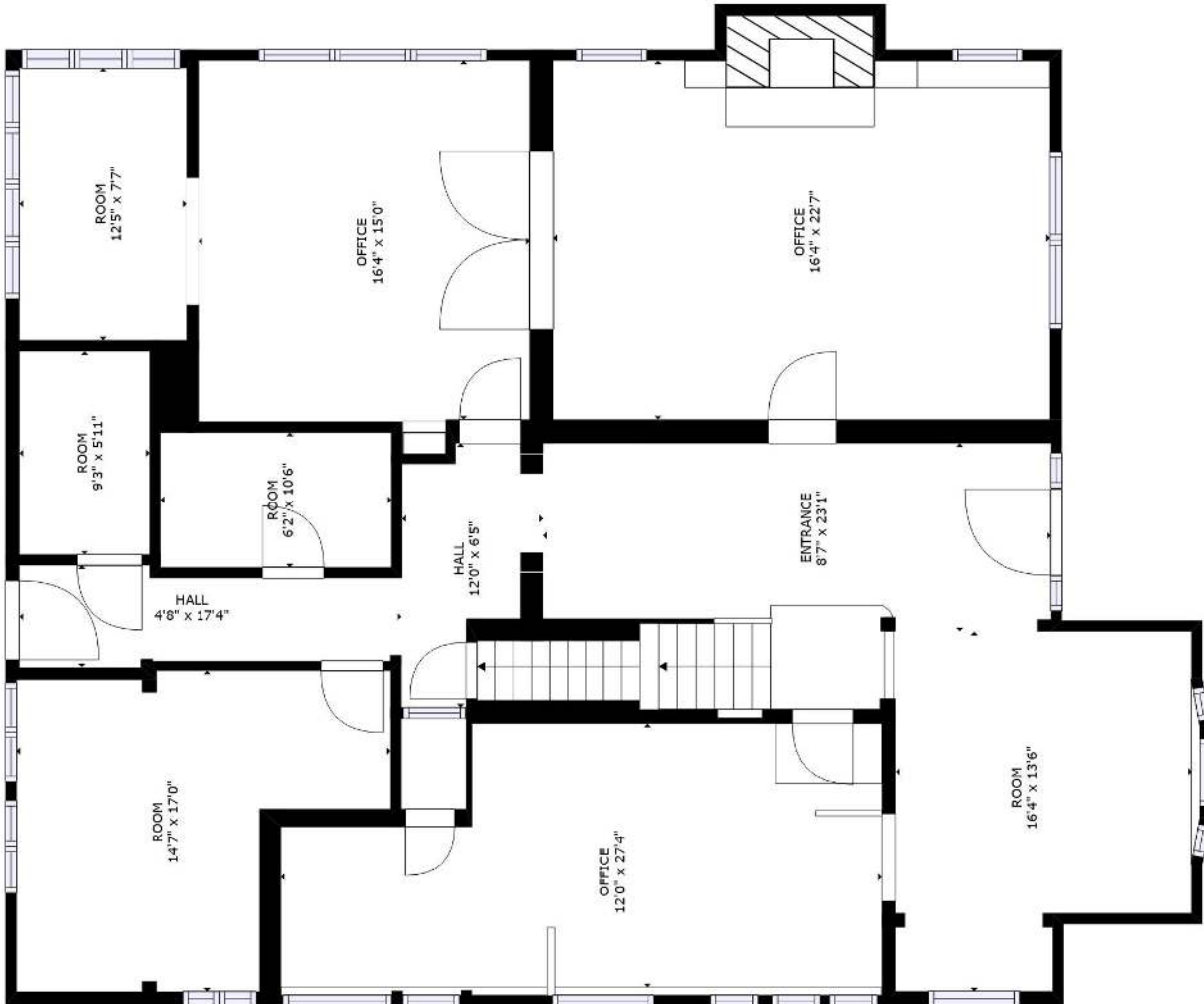
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FIRST FLOOR

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# 2ND FLOOR

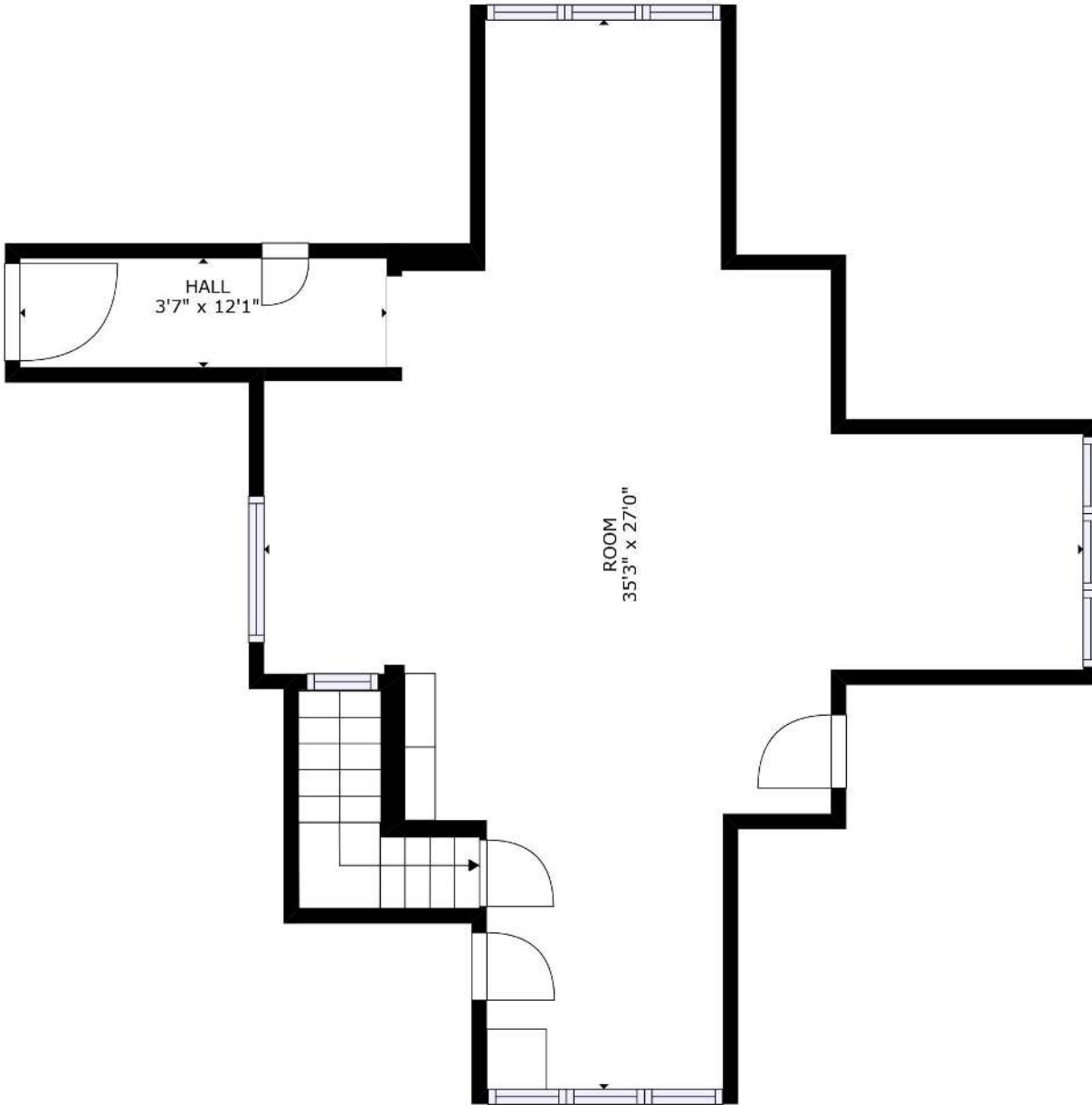
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# PENTHOUSE

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