

1101 SMITH LANE, ROSEVILLE, CA

SALE OR LEASE OPPORTUNITY

Voit

REAL ESTATE SERVICES

Real People. Real Solutions.®



PROPERTY HIGHLIGHTS

- Available for Sale or Lease
- 4,800 SF Office/Medical Building
- Former Med 7 Clinic
- Fully improved with large nurses station, waiting room/reception area, exam rooms, storage
- C2, City of Roseville
- Ample parking at 6.25 spaces/ 1,000 SF
- Ideal location adjacent to I 80 along Sunrise Ave
- Building and monument signage available and visible from I 80
- Lease Rate: \$1.25/SF NNN
- Purchase Price: \$850,000

Exclusive Agents:

ROBB OSBORNE

Senior Vice President

DRE LIC 01398696

916-751-3611

Rosborne@voitco.com

BRANDON SESSIONS

Associate

DRE LIC 01914432

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REAL ESTATE SERVICES

2237 Douglas Blvd. Ste. 100, Roseville, CA 95661
Broker Lic #: 01333376

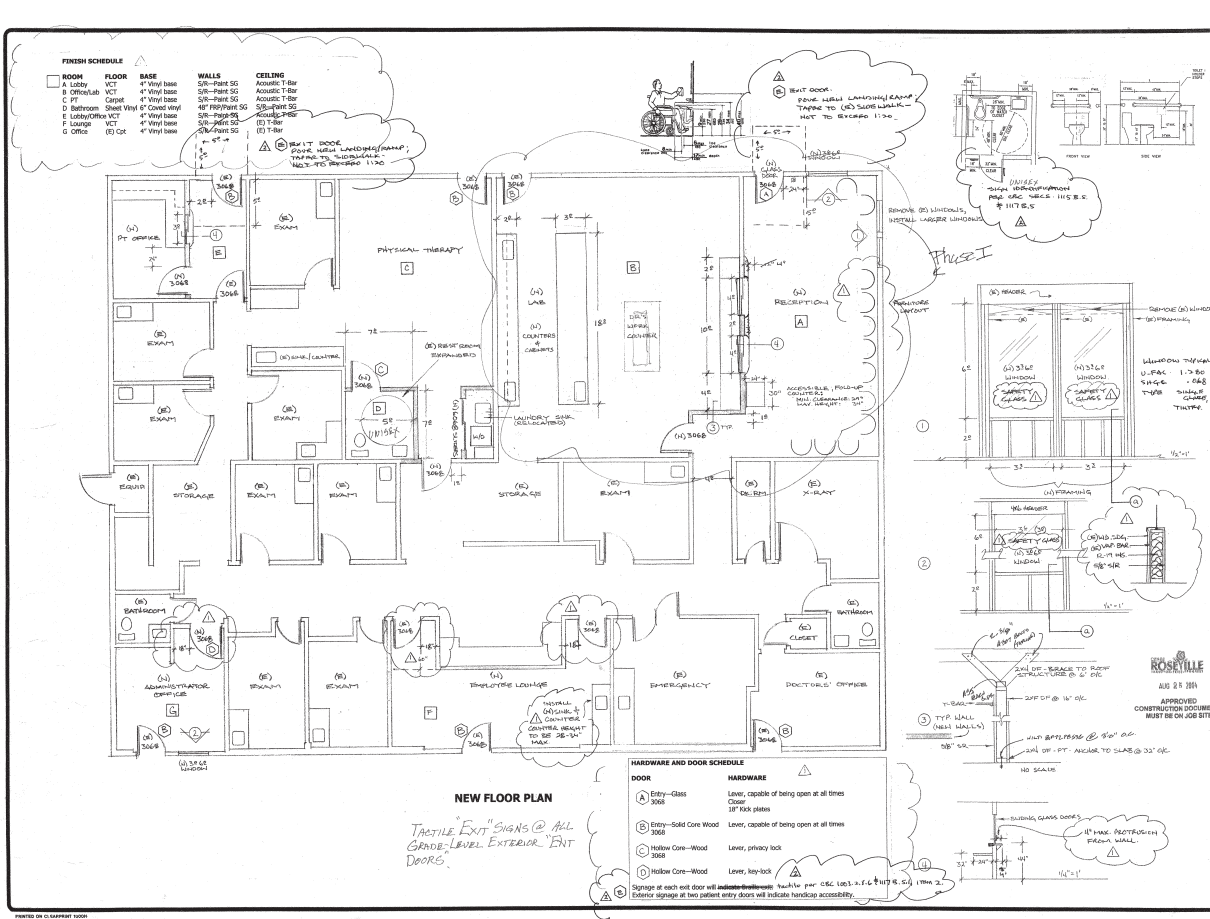
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