



FOR SALE
2015
H STREET
Sacramento, CA 95811

±4,595 SF
(plus 1,617 SF finished basement)

Sales Price

\$1,400,000.00



**CUSHMAN &
WAKEFIELD**



Executive Summary

Cushman & Wakefield is pleased to offer for sale a one of-a-kind office building located at 2510 H Street in Midtown Sacramento. This ±4,595 SF converted residential Colonial was built in 1904 and sits on a generous 0.24 acre parcel and is ideally suited for a law firm, lobbying group, or professional association. Standing three stories tall with a finished basement, the building is beautifully constructed with perimeter and generous sized private offices,

a first-floor conference room, on-site surface parking and an on-site detached garage.

The building is currently owner occupied and the Seller will vacate at close of escrow. Additionally, there is income from two small tenants on the first floor of the building offering a Buyer in-place income.

Highlights



Ideal Owner/User Building



Located in the heart of Midtown Sacramento proximate to numerous amenities



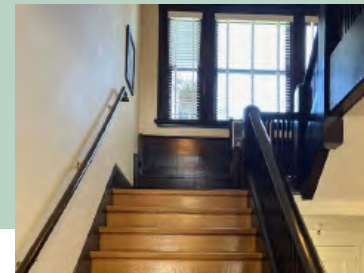
Twelve (12) parking stalls plus carriage house (detached garage/storage)



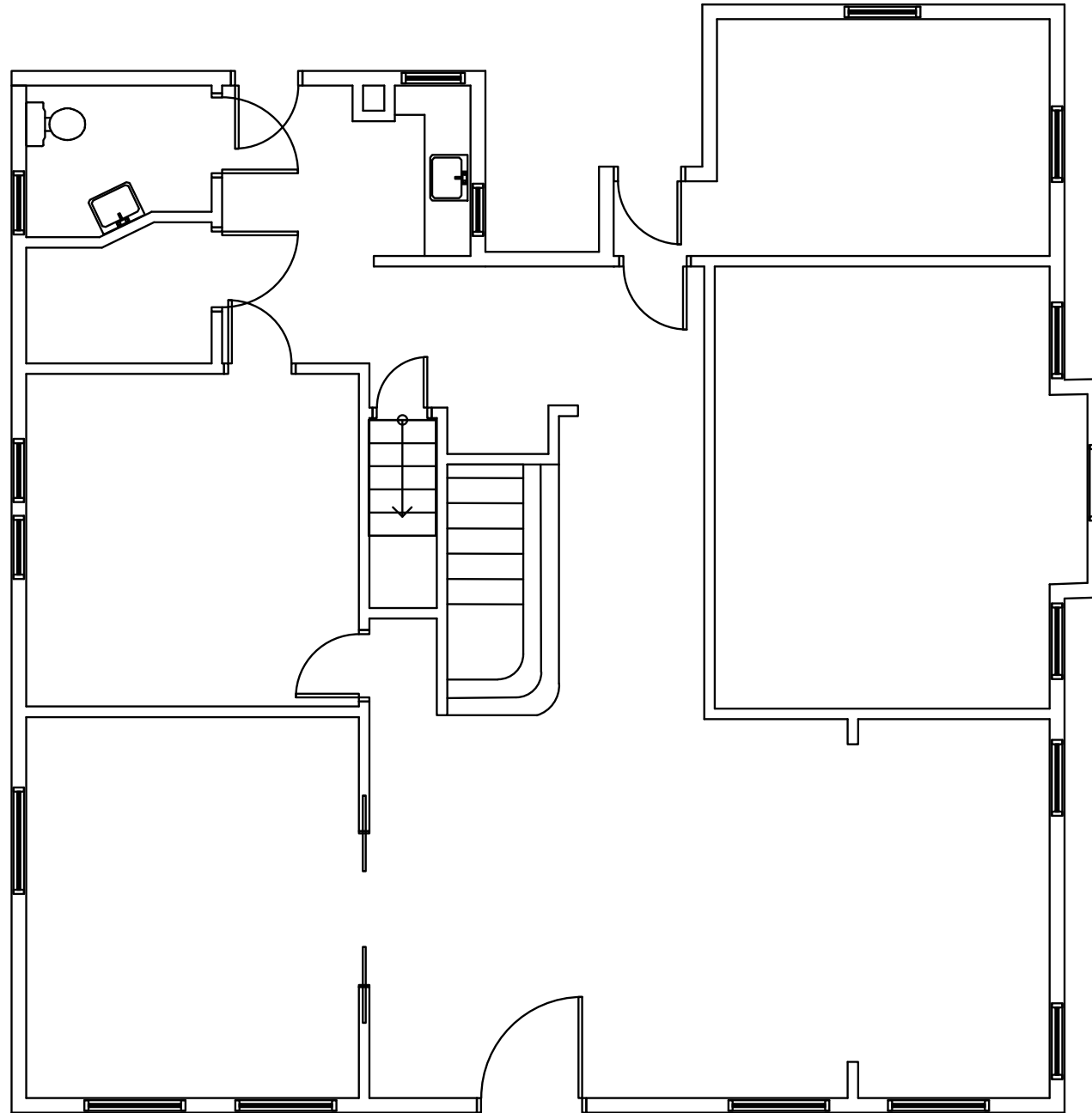
Three stories plus finished basement



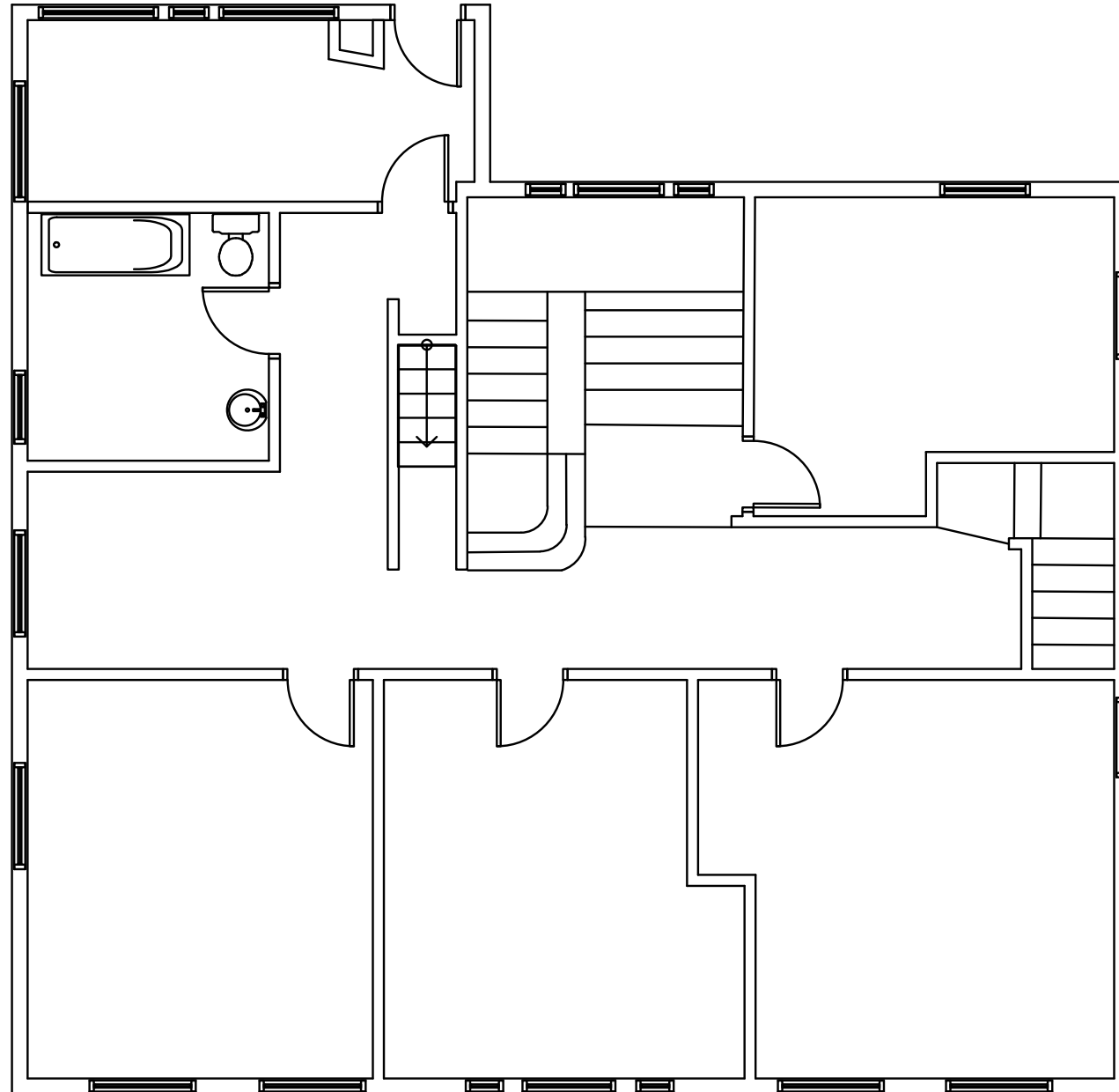
Fully sprinklered



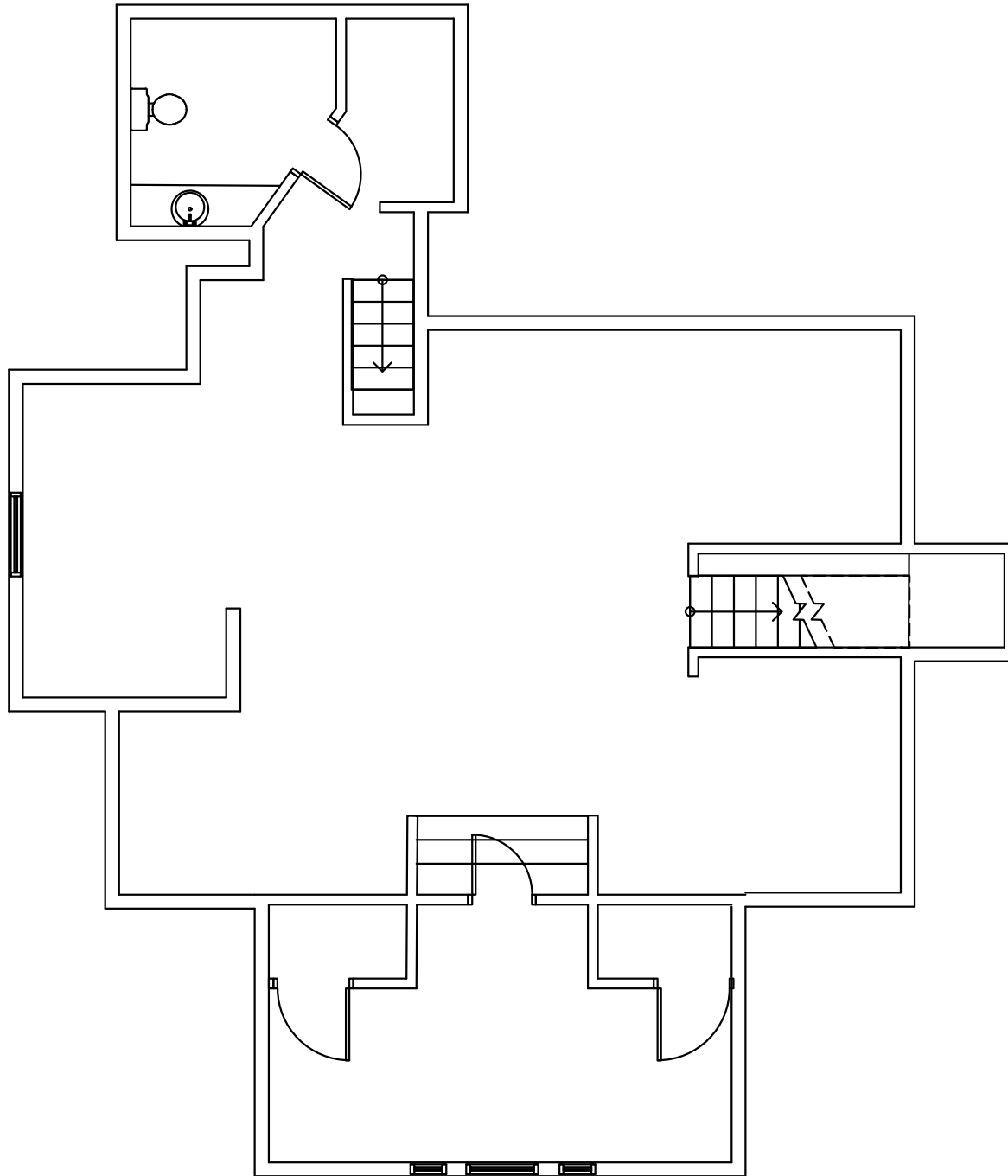
1st Floor
±1,722 SF



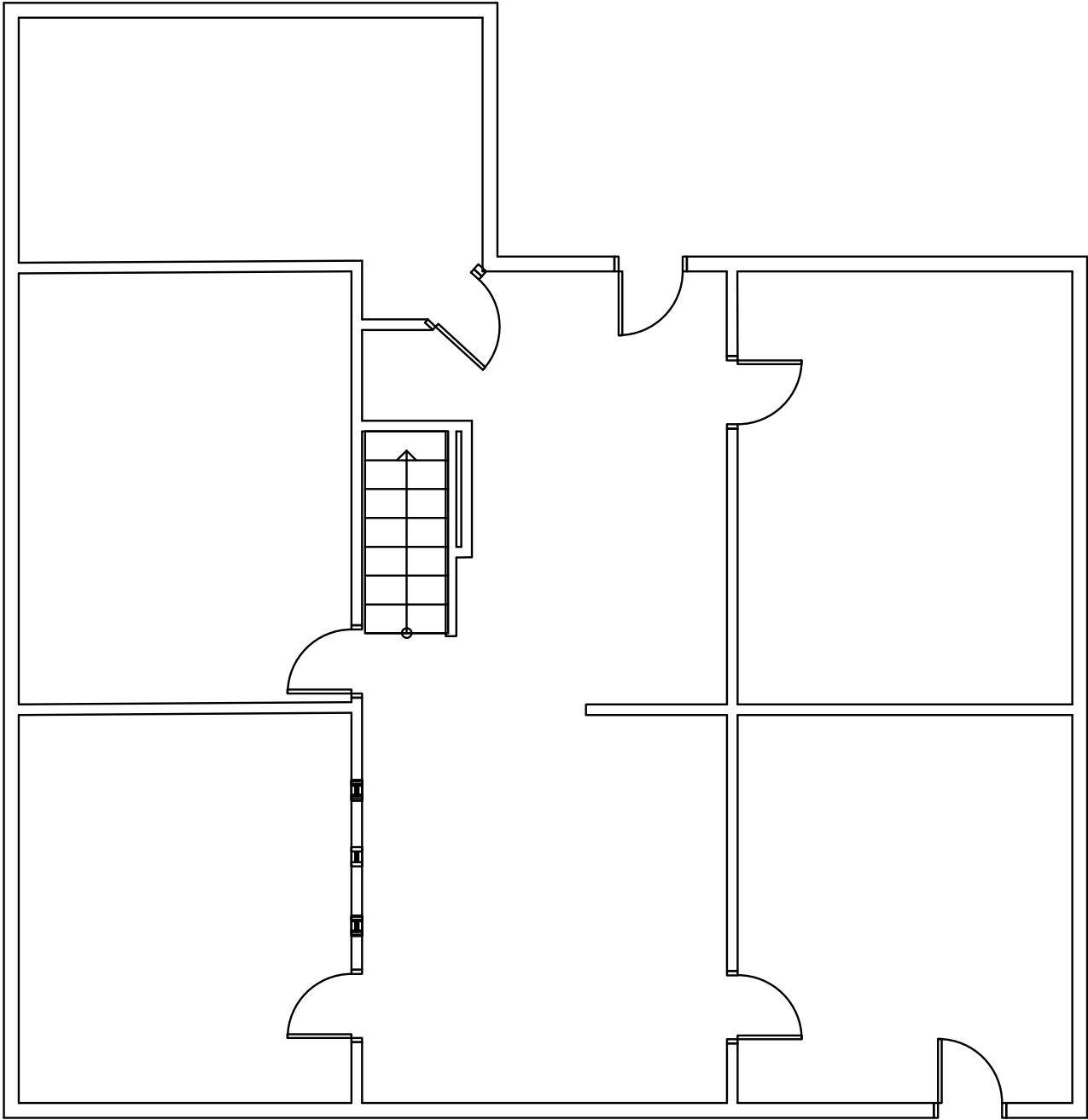
2nd Floor
±1,565 SF



3rd Floor
±1,308 SF



Basement
±1,617 SF





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SEAN MULLEN

Managing Director
+1 916 288 4811
sean.mullen@cushwake.com
CA Lic #01845406

KRIS KALMBACH

Managing Director
+1 916 288 4421
kris.kalmbach@cushwake.com
CA Lic #01436668

400 Capitol Mall
Suite 1800
Sacramento CA 95814-4430
United States
cushmanwakefield.com



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