

# For Sale or Lease Health Club Facility 1895 Howe Ave., Sacramento



- Size – approximately 12,790 sq. ft. structure on approximately 1.52 acre parcel.
- Location – Southwest corner of Howe Ave. and Wyda Way, one block north of Alta Arden Expressway. Close to Arden Fair Shopping Center. Located in county just outside of City of Sacramento.
- Zoning – General Commercial (GC), Sacramento County. GC zone allows commercial, office, service and a large range of other uses.
- Traffic – per Sacramento County DOT, traffic count on Howe Ave. north of Alta Arden Expwy. is 32,439 vehicles per day.
- General description – free-standing commercial building with very large parking lot. Presently operated as a health club with reception area, private office, break room, large workout room and pool. In addition, there are men's and women's locker rooms, showers and rest room facilities. There is a large room upstairs that is used for aerobics.
- Sale price is \$2,200,000.
- Lease rate is \$1.25 per square foot NNN. Landlord will negotiate tenant improvements for financially qualified tenant.



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