

Owner-User ±12,662 SF Flex/Office Bldg on ±1.20 acres

5945 PALM DRIVE, CARMICHAEL, CA 95608

FOR SALE Online Auction

Starting Bid
\$500,000

Online Auction
July 28 - 30th, 2020

- **Owner-User Flex / Office Building**
- **Occupancy:** Vacant
- **Size:** ±12,662 SF on ±1.20 acres
- **Type:** Fee Simple
- **APN:** 273-0131-023
- **Renovated:** 2013, new roof 2017 (transferable 20 yr warranty)
- **Built:** 1965
- **Zoning:** Commercial Mixed-Use, permitted uses include Retail, Office, Medical Office, Fitness/Health Facility, Schools. With a conditional use permit Child Care, Veterinary Clinic/Animal Hospital
- **Site:** Large secure fenced yard & parking area (4.58/1000, 58 spaces)
- **Space:** Office with conditioned expanded warehouse, dock-high and grade loading
- Central location, in the heart of Carmichael, close to all retail, approximately 10 minutes from Highways I-80 and I-50.



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[Register to Bid](#)

- The property will be sold through the Ten-X auction platform July 28-30th, 2020. The link below will direct you to the official auction website where participants can register and access information related to the opportunity.
- [Click Here for Link to Ten-X platform Auction Site](#)


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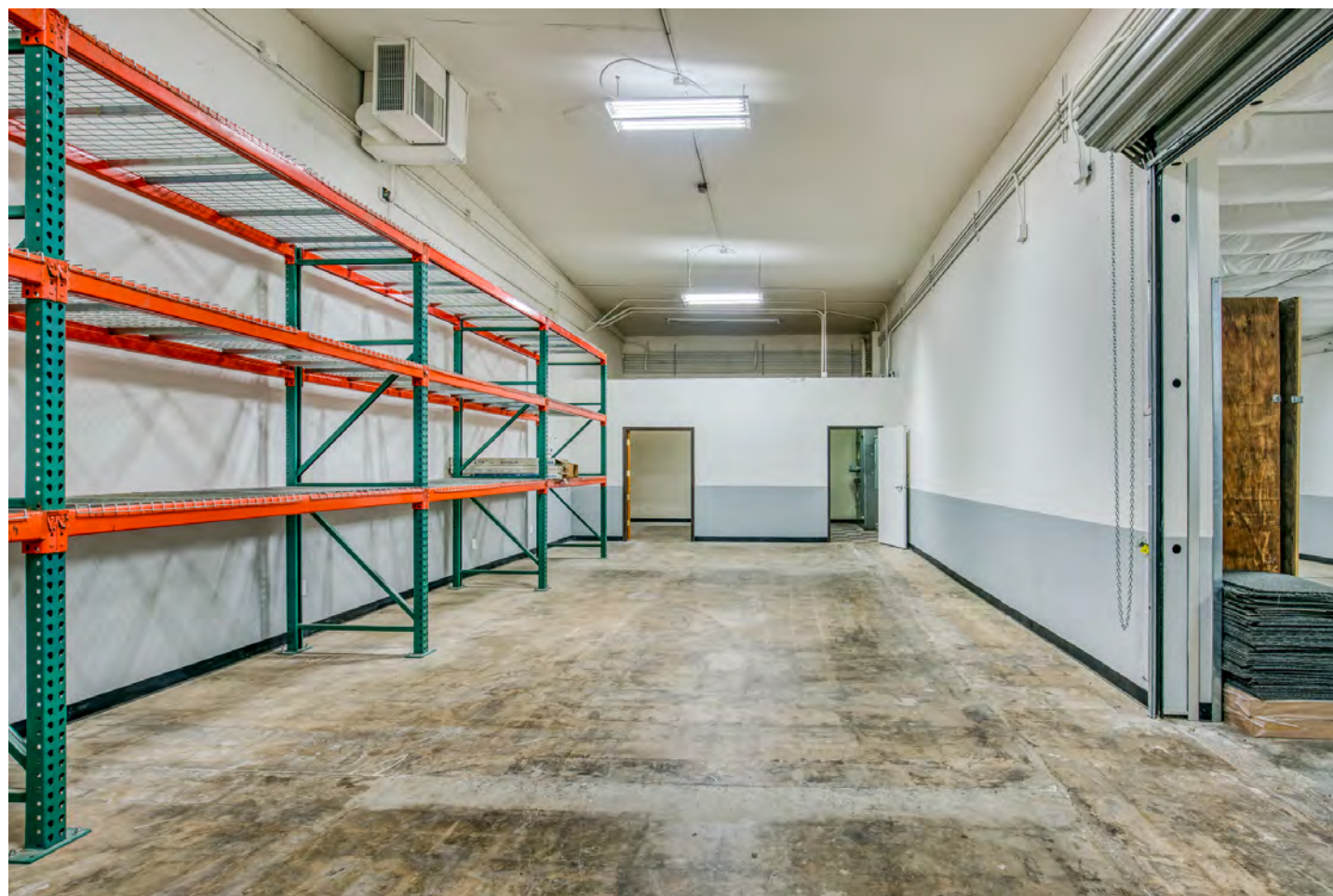
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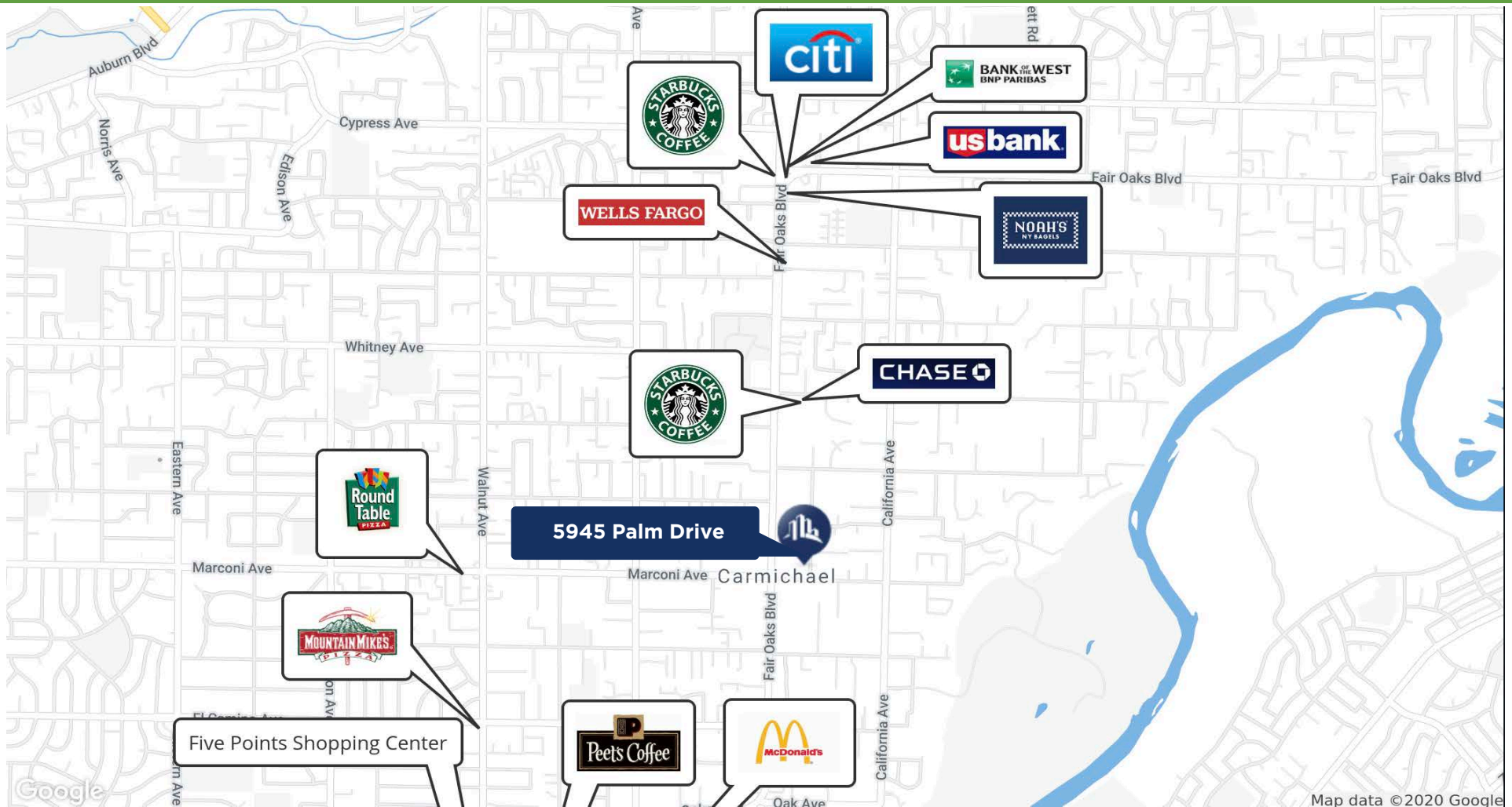
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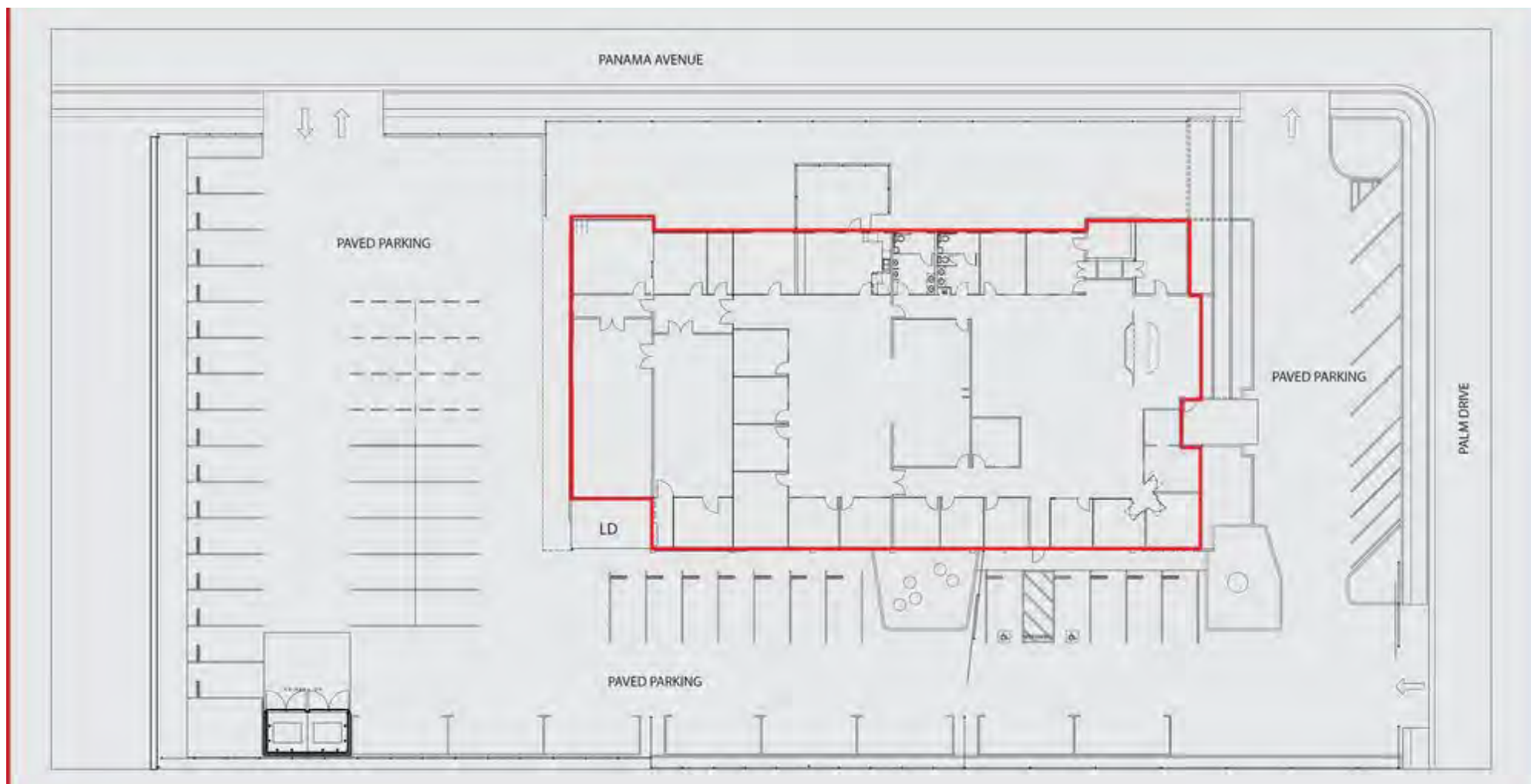
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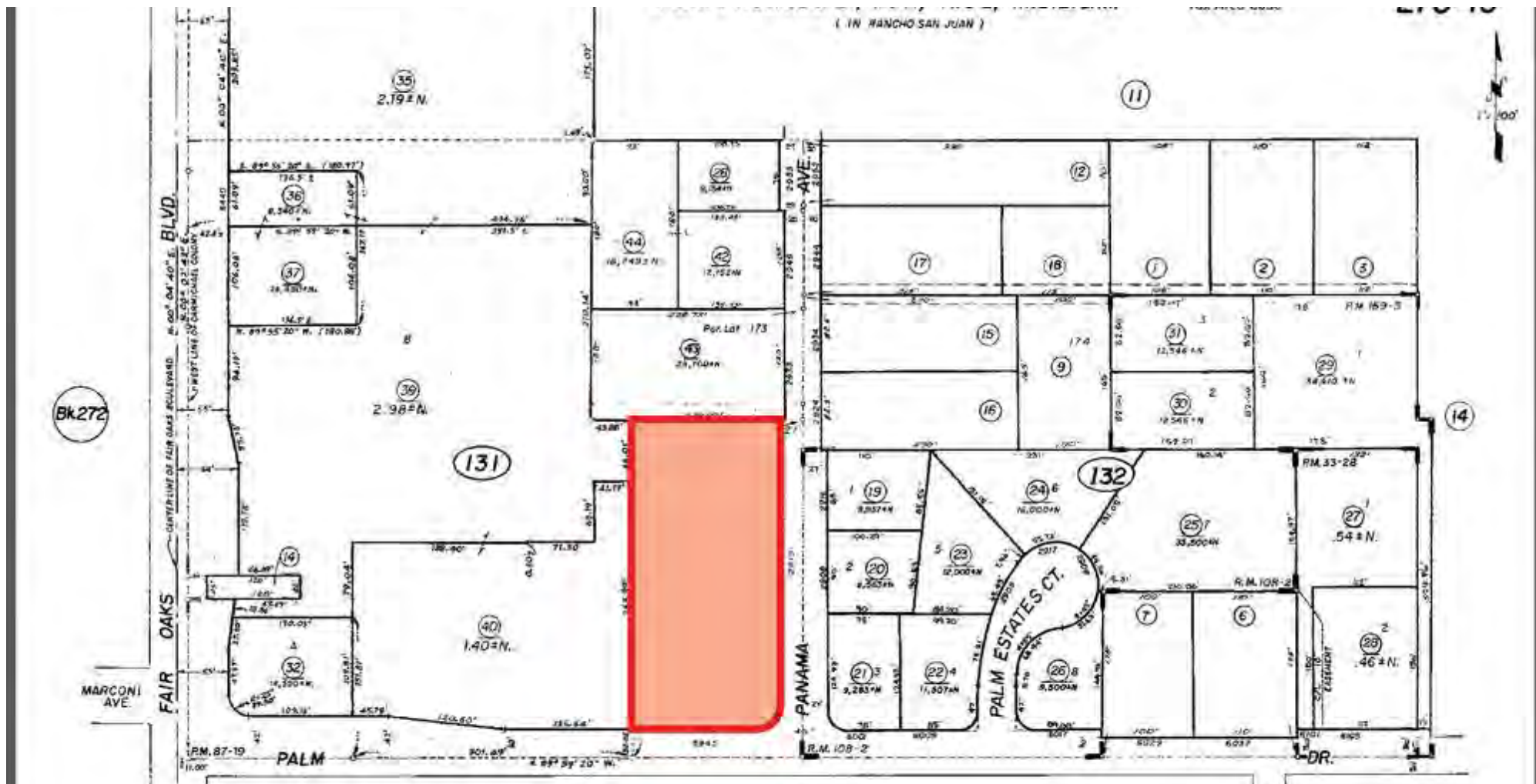
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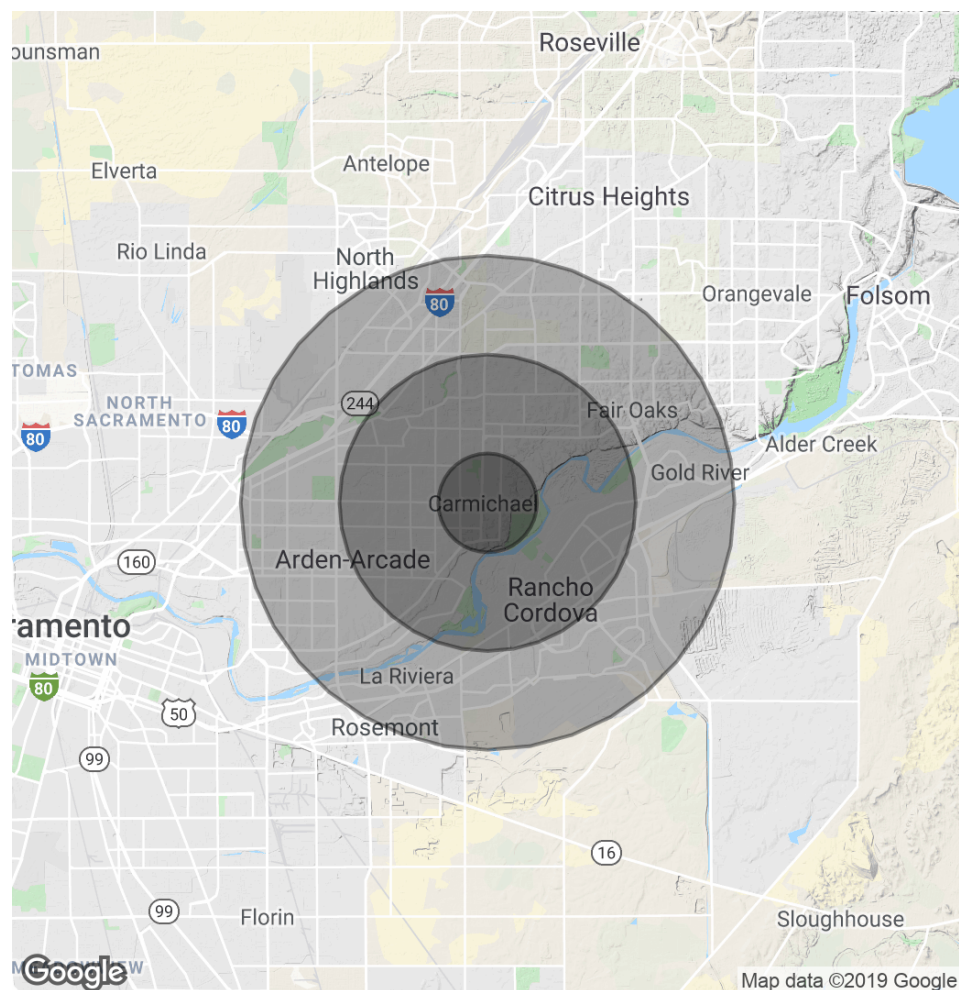
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,743	123,067	327,084
Median age	40.3	41.0	38.7
Median age (Male)	38.4	38.4	37.1
Median age (Female)	41.5	43.2	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,106	49,631	131,300
# of persons per HH	2.5	2.5	2.5
Average HH income	\$75,684	\$75,279	\$70,612
Average house value	\$381,762	\$355,265	\$339,674

** Demographic data derived from 2010 US Census*



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