



SOLD June 2022

Professional Office Building

2934 Gold Pan Court, Rancho Cordova, CA 95670



PROPERTY HIGHLIGHTS

- Well maintained Rancho Cordova office building available for sale;
- Investment or Owner User opportunity with existing income;
- +/- 12,441 RSF building situated on +/- 1.1 acre parcel;
- Dedicated parking lot with +/- 48 stalls;
- Central location with immediate access to Highway 50, Sunrise Blvd. & White Rock Rd.;
- Multi-tenant office building with a variety of small suites, currently +/- 58% leased;
- Management services available;
- Offered well below replacement cost at ~~\$1,779,000~~
NOW **\$1,450,000 / \$116.55 PSF.**

Contact KW Commercial listing team with inquiries and an appointment to tour, please do not disturb tenants.



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