



For Sale 8 Buildings on 6.43+/- acres Former Private School

PRICE:

\$899,000

BUILDING SIZE:

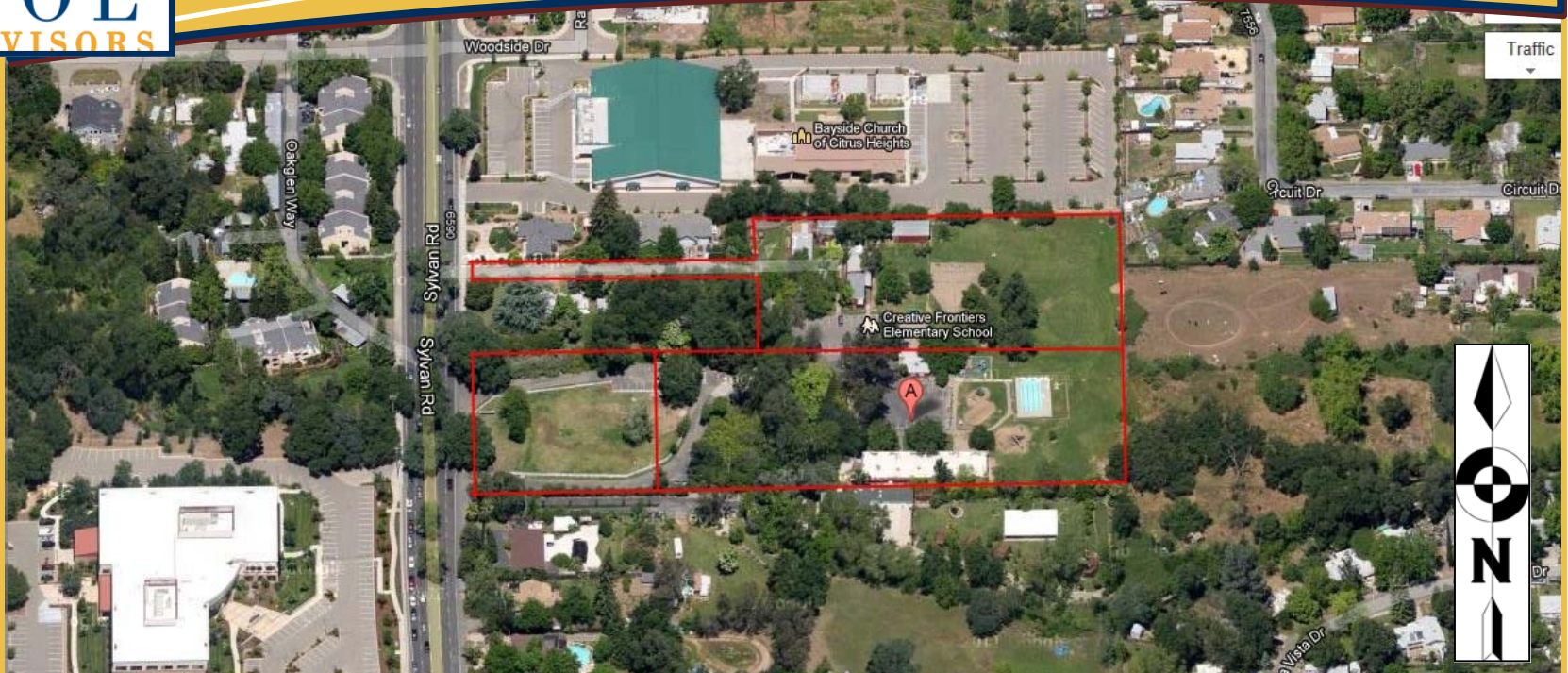
14,332+/- total

LOT SIZE:

6.43 acres

Lead Broker / Agent

William M. Severi, CCIM
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bill@northbayprop.com
DRE No.: 01000344



6446 & 6448 Sylvan Rd, Citrus Heights, CA

Former private school with eight buildings consisting of approximately 14,332+/- sq. ft. on three separate parcels consisting of approximately 6.43+/- acres. Additional site improvements include: in-ground pool, on-site paved parking area, horse corral, play grounds, open field area (for potential expansion), extensive exterior lighting. This property would be perfect for the following uses: School, private club, adult day care, child day care, other healthcare related uses, church or hold for future residential development.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



Property Overview

Pricing

Asking Price: \$899,000

Price per square foot: \$62.73

Building

Year Built: 1950/1990/2000

Total Number of Buildings: 8 Buildings consisting of 14,332+/- sf

Amenities: 15 Classrooms

Library, Computer Lab

Kitchen

Admin Offices

Swimming Pool

Play Ground Area(s) and large open field area.

Site

APN: 243-0031-006, 007, & 023

Size: 6.42 acres

Zoning: (RD5-Low Density Residential) (Land Use: General Care / Health; Specific Day Nursery)

City / County: Citrus Heights/Sacramento

Water & Sewer: Citrus Heights Water District

Gas & Electric: Pacific Gas & Electric/ Sacramento Municipal Utility District

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Cost Approach Segmentation Analysis - "As Is"

Cost Segmentation Analysis					
Building	Approx Sq. Ft.	Condition	AS IS Condition Estimated \$/SF		Notes
C	1,380	Fair to Poor	\$	25	\$ 34,500 Modular Building, Classroom
D	1,817	Fair to Poor	\$	25	\$ 45,425 Modular Building, Classroom
E	1,204	Fair to Poor	\$	20	\$ 24,080 Original Property Structure, Classroom
F	952	Fair	\$	35	\$ 33,320 Original Property Structure, Classroom
G	576	Fair	\$	35	\$ 20,160 Original Property Structure, Classroom
H	Shack	Very Poor	n/a		\$ - Shack
J	2,500	Fair to Poor	\$	25	\$ 62,500 Main House, Admin. Building Water Damage
K	5,434	Average	\$	40	\$ 217,360 Modular Building, Classroom - Best Build on-site
Paving, Utilities and Use Permit			\$		\$ 50,000 Estimated as is value of said itmes.
Pool	0	Fair	\$	-	\$ 10,000 Pool needs cleaning and equipment repair.
					\$ 497,345
Land			Sq. Footage		
Total Land Area			280,090.80		
Coverage Area Required for current Builds.			55,452.00		
Surplus Land Area:			224,638.80		
Estimated \$/SF Mkt. Value Surplus Land:			\$ 1.85		
Estimated Suplus Land Value:			\$ 415,581.78		
Etimated Value of Improvements:			\$ 497,345.00		
Estiamted Total Value:			\$ 912,926.78		
\$ per Sq. Ft. Buildings:			\$ 65.85		
\$ per Sq. Ft. Total Land Area:			\$ 3.26		
\$ per Acre:			\$ 141,979.28		
Disclaimer:					
The above information must be independently verified by any interested purchaser. The information reflected/illustrated above will prove to either be higher or lower than the numbers illustrated above. All numbers are approximates and are not guaranteed in any way by either William Severi or Zion's Bank.					

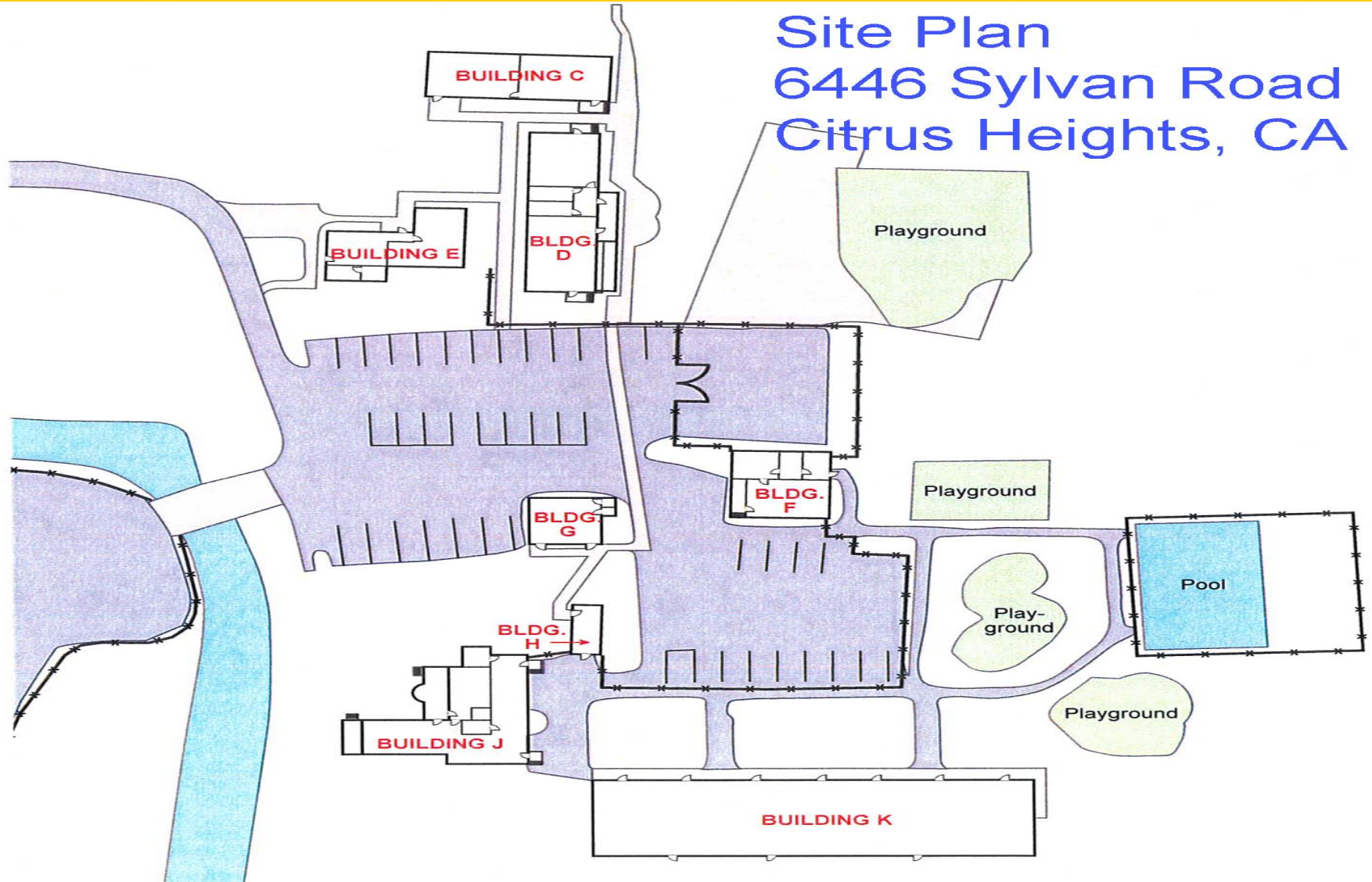
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Site Map

Site Plan 6446 Sylvan Road Citrus Heights, CA



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Aerial Map

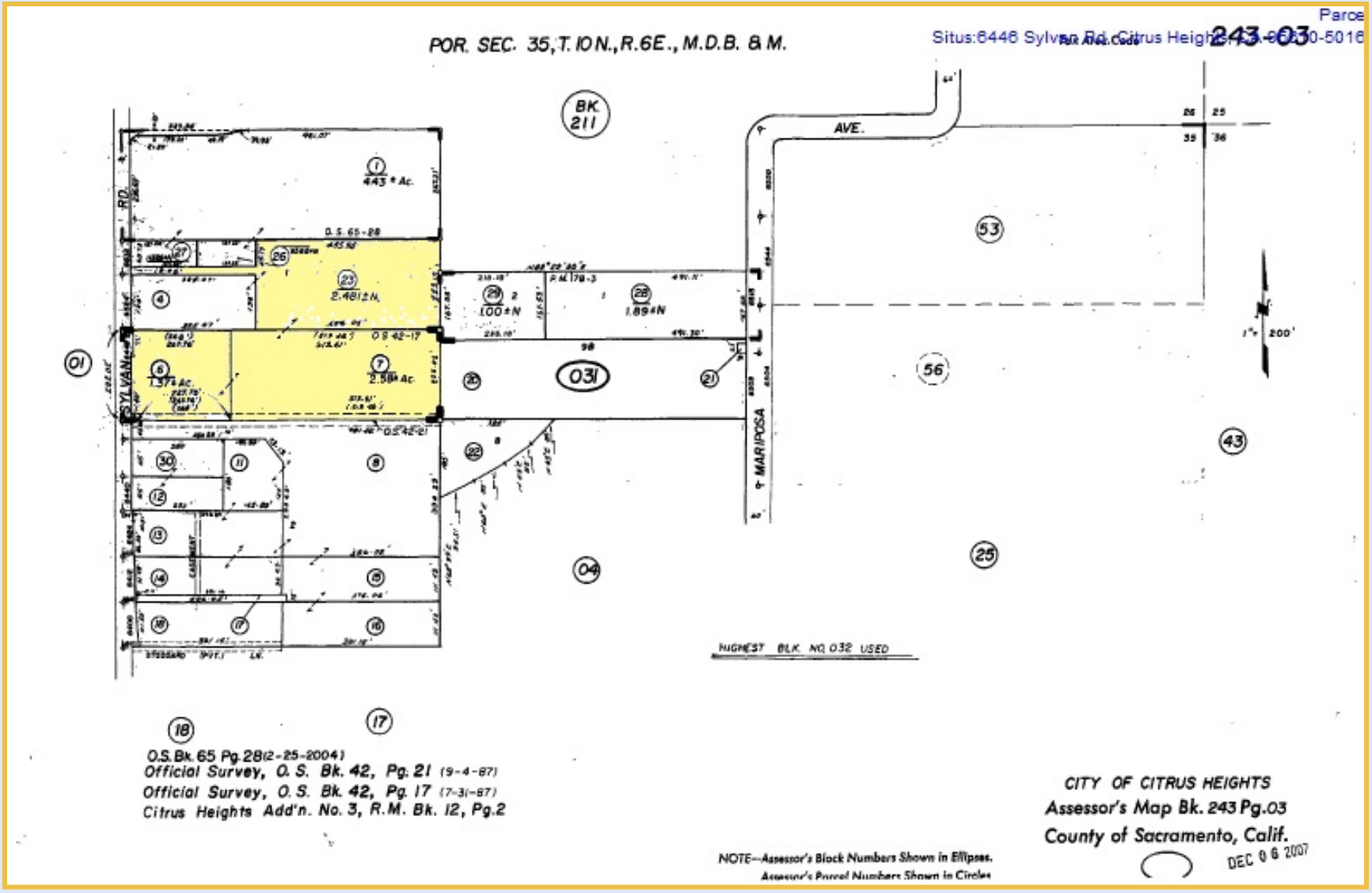


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Parcel Map



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Photos



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Photos

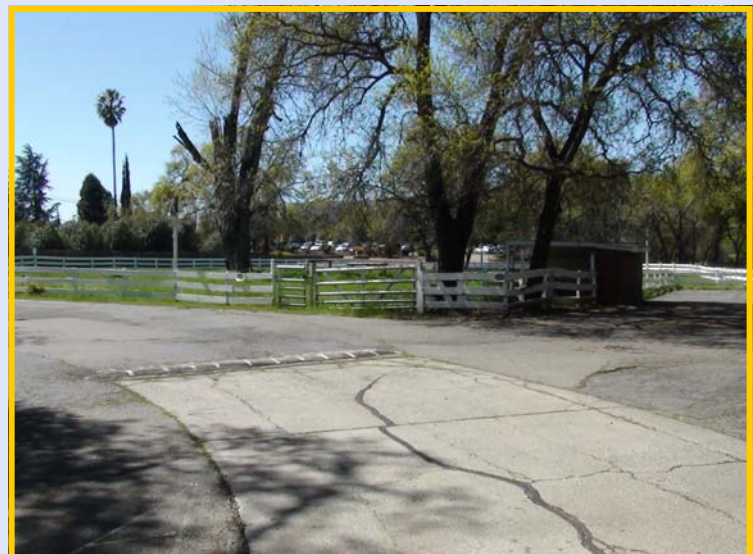


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