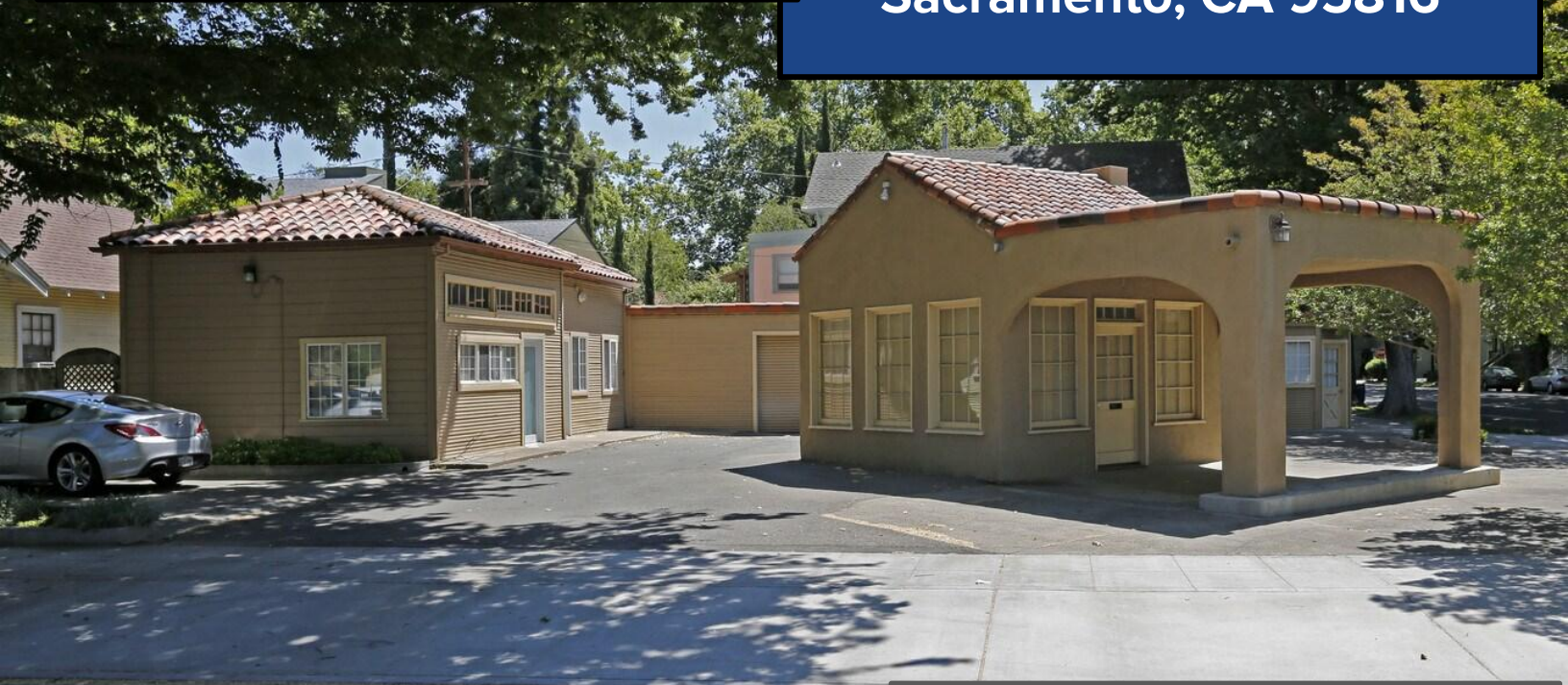


RARE FIND!
Boutique Retail or Office - Midtown Sacramento

FOR SALE
Price: \$795,000

2301 F Street
Sacramento, CA 95816



Approximately 2,086 SF Property
located at 23rd and F Streets
adjacent to Midtown Sacramento
Zoned C-1-SPD

Exclusively listed by:

TONY WOOD

Advisor | Senior Vice President

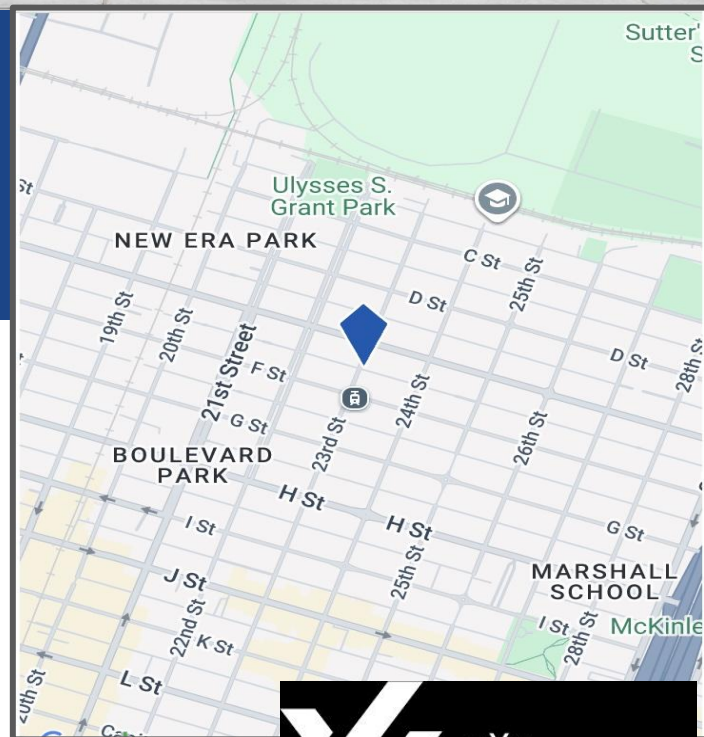
eXp Commercial Real Estate Services

Cell: 916.390.1274

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DRE License # 00549071

www.TonyWoodCommercial.com



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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

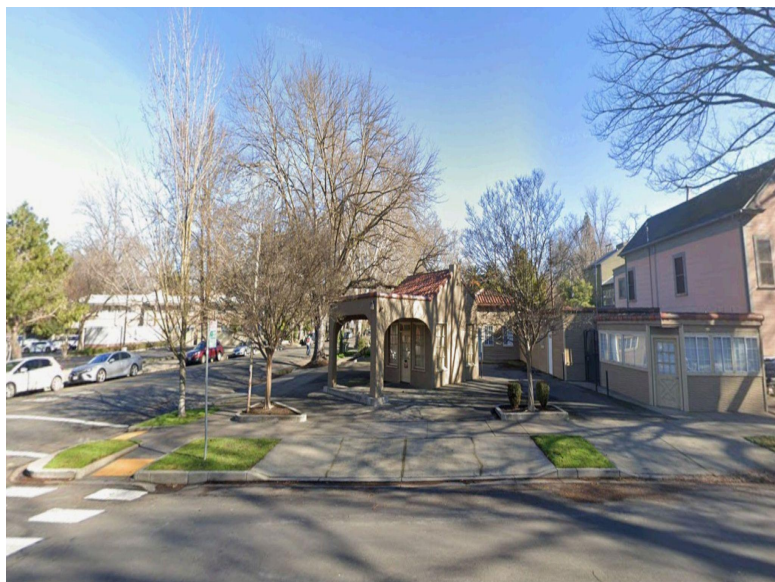
Architecturally distinctive and full of character, this rare corner commercial property offers an exceptional opportunity to own one of Sacramento's more unique boutique retail/office properties. Located at 23rd and F Streets adjacent to Midtown Sacramento, the property combines historical charm, flexible design, and an irreplaceable urban setting.

Originally constructed in 1927 and thoughtfully updated and remodeled over the years, the property consists of approximately 2,086 square feet divided among four separate suites within two freestanding buildings. The design creates an inviting courtyard-style environment with a unique blend of privacy, visibility, and architectural appeal.

The property offers tremendous flexibility for professional offices, boutique retail, salon or spa uses, therapy practices, creative firms, galleries, specialty service businesses, or an owner-user seeking a distinctive identity rather than conventional commercial space.

Features include private patio areas, abundant natural light, vaulted, open-beam ceilings in select suites, authentic period details, on-site parking, and strong cornervisibility along both 23rd and F Streets. The combination of multiple suites and separate structures also provides flexibility for multi-tenant occupancy, owner-user configurations, or future repositioning opportunities.

Located within one of Sacramento's most desirable urban neighborhoods, the property is surrounded by restaurants, cafes, professional offices, and established residential communities



**For more information,
please contact:**

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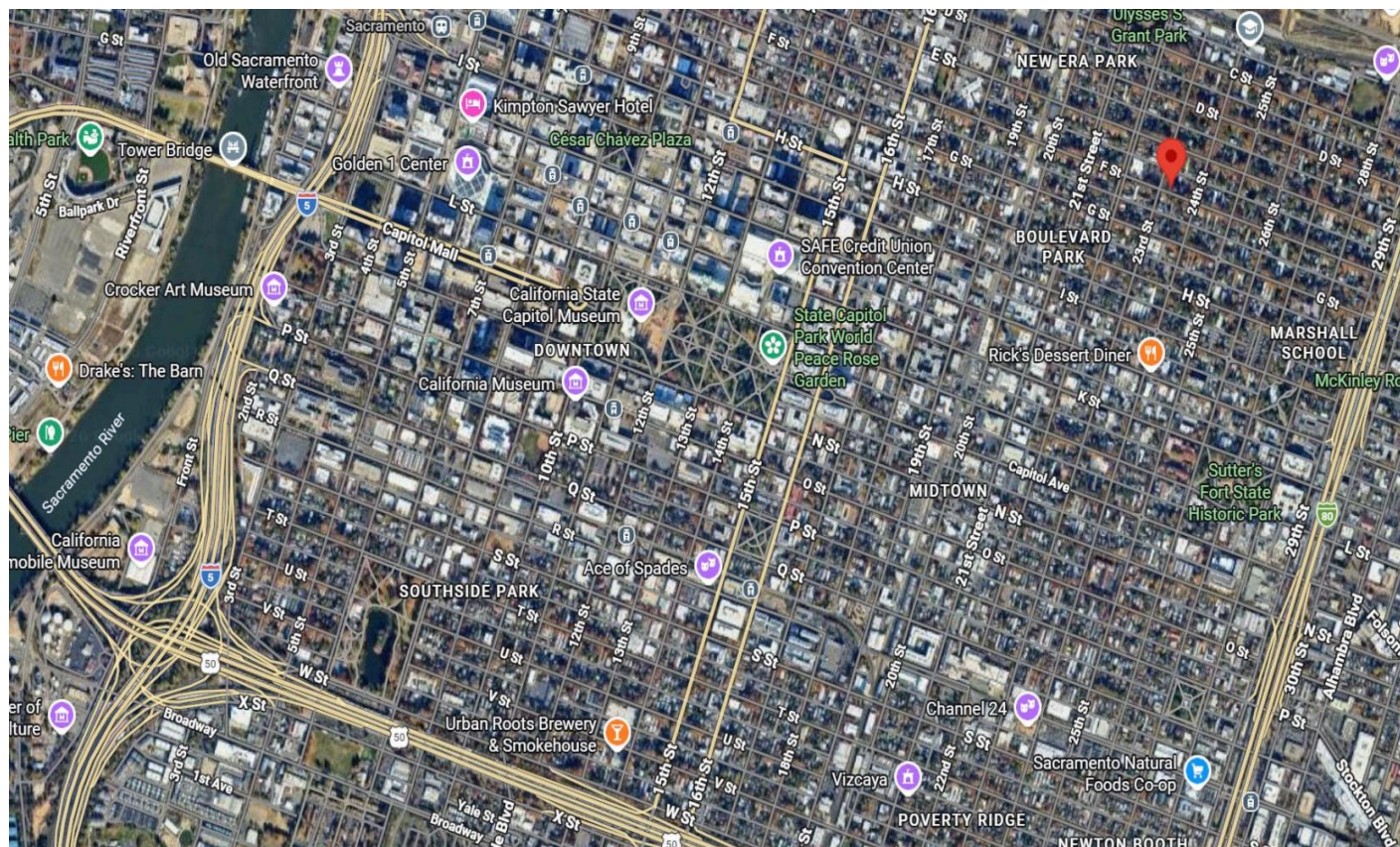
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PROPERTY HIGHLIGHTS

- ❖ Adjacent to Midtown Sacramento
- ❖ Four Separate Suites in Two Freestanding Buildings
- ❖ Approximately 2,086 SF
- ❖ Originally Built in 1927, Updated & Remodeled Over the Years
- ❖ Flexible Office, Retail, Salon, Spa, or Creative Use Potential
- ❖ Private Patio Areas & Vaulted Open Beam Ceilings in Select Suites
- ❖ Corner Location with On-Site Parking
- ❖ Architectural Character & Strong Street Presence
- ❖ First Time Offered for Sale in More Than Half a Century



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