

INDUSTRIAL YARD | **FOR SALE**

7028 26TH STREET, RIO LINDA CA



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Property Description

Unique industrial property offering approximately 1.44 acres of usable yard space along with an existing 1,444 sq. ft., 3-bedroom, 2-bath house.

This property features a strong opportunity for contractors, construction companies, service businesses, fleet operators, equipment-based businesses, and other owner-users looking for substantial outdoor space combined with an existing residential structure. The home adds significant flexibility and could potentially serve as an owner's or manager's residence, office/administrative space, or provide additional income.

The property offers ample room for vehicles, trailers, equipment, materials, and business operations, with convenient access to the greater Sacramento area. An excellent alternative to leasing for a business looking to own its real estate while gaining the added value and flexibility of an existing residence.

Property Facts

Price	\$990,000	Lot Size	1.44 AC
Price Per SF	\$685.60	Rentable Building Area	1,444 SF
Sale Type	Investment or Owner User	No. Stories	1
Property Type	Industrial	Year Built	1979
Zoning	INT SPA B - Intensive Industrial Special Zone B	Sacramento County APN	208-0032-003



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Residence Facts

Bedrooms	3
Bathrooms	2
Stories	1
Utilities	Public
Sewer	Public Sewer
Heating	Central
Cooling	Central
Roof	Composition Tile
Foundation	Slab
Parking Features	Attached Garage, Spaces 2

