

# **CHURCH** EAST SAC **1101 51st STREET** **SACRAMENTO, CALIFORNIA**

# **FOR SALE**

- GREAT LOCATION
- BEAUTIFUL FACILITY
- WELL MAINTAINED
- ABUNDANT PARKING
- ADJACENT TO EAST PORTAL PARK
- MATURE NEIGHBORHOOD



**NEWCASTLE  
PROPERTIES  
GROUP**





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## **THE PRICE:**

**\$3,250,000**

## **THE OPPORTUNITY**

It is a rare opportunity for a property of this size to become available in the heart of East Sacramento. This is an extremely well maintained church with abundant parking, and next to a beautiful East Portal Park. East Portal Park is home of the East Portal Bocce Club, and the East Sac Little League.

## **THE PROPERTY**

- $\pm$  26,200 Square Feet (two stories)
- $\pm$  88 Parking Stalls (does not include on street parking)
- $\pm$  1.75 Acre Parcel
- Zoned R-1 (City of Sacramento)

Note: All uses are subject to discretionary governmental approval, which cannot be guaranteed. Some listed use would require rezones, use permits and/or other entitlements, which may not occur.

## **THE POSSIBILITIES**

- Childcare Center
- Church Facility
- Community Center
- Condominium Project
- Governmental or Quasi-Governmental Offices
- Medical/Office
- Multifamily Redevelopment
- Nonprofit Headquarters
- Office Building
- Park School District Facility
- Private or Charter School
- Recreational or Fitness Facility
- Single Family Residential
- Seniors Facility

## **Contact us**

### **KRIS RILEY**

916 259 4454

kris.riley@newcastlepg.com

Lic. 01290492

### **PETER NIXON**

916 259 4453

peter.nixon@newcastlepg.com

Lic. 00975548

### **DAVID KARNES**

916 259 4457

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**CHURCH**  
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48TH STREET

49TH STREET

J STREET

51ST STREET

51ST STREET

M STREET

DOVER AVENUE

RODEO WAY

H STREET

J STREET

53RD STREET

53RD STREET

54TH STREET

McCLASKY  
ADULT CENTER

EAST PORTAL  
PARK

KIT  
CARSON  
ACADEMY

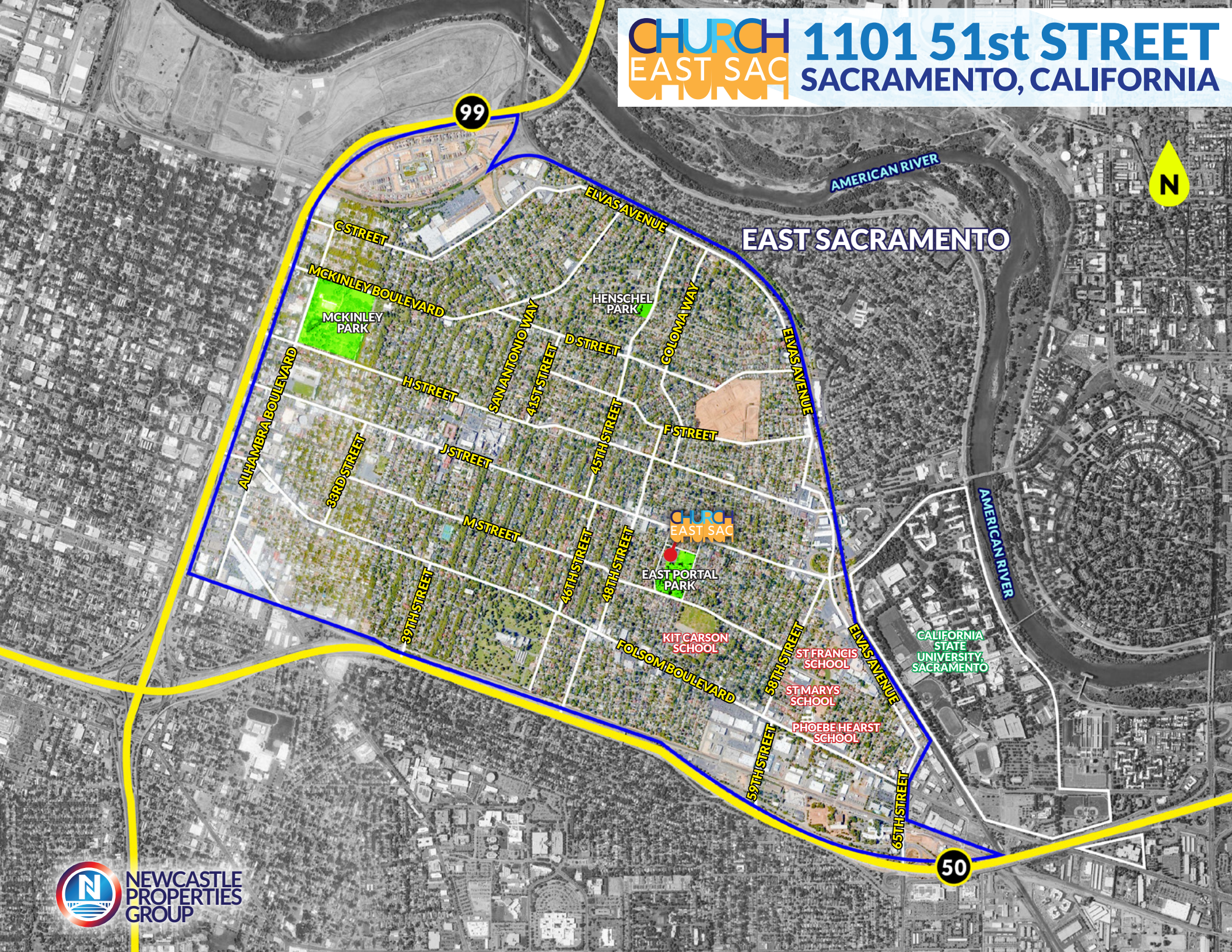


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**1101 51st STREET**  
**SACRAMENTO, CALIFORNIA**





# CHURCH EAST SAC 1101 51st STREET SACRAMENTO, CALIFORNIA

## THE PROPERTY

**ADDRESS** 1101 51st Street, Sacramento California 95819

**COUNTY** Sacramento

**SQUARE FEET** ±26,200

**PARCEL #** 008-0165-001 (Sacramento County)

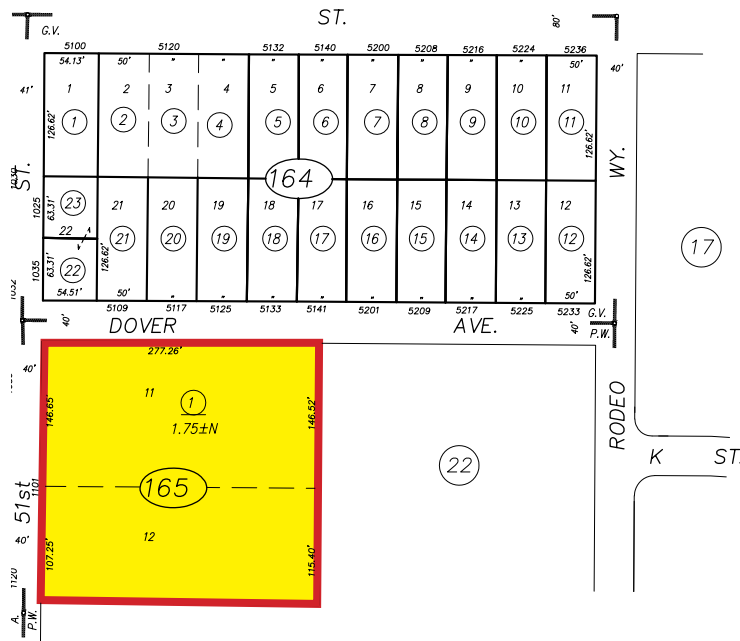
**LAND AREA** ±1.75 acres

**ZONING** R-1 (Standard Single-Family Zone) City of Sacramento

**YEAR BUILT** Circa 1956

**STORIES** Two Stories

**EXTERIOR** Brick



CITY OF SACRAMENTO

Assessor's Map Bk.008 Pg. 016  
County of Sacramento, Calif.



**NEWCASTLE PROPERTIES GROUP**

### SIZE DISCLAIMER:

The acreage measurements are approximate only. The use of approximate acreage figures does not mean that a more accurate measurement do not exist.





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**SACRAMENTO, CALIFORNIA**

## EAST SAC

East Sacramento ("East Sac") east of Downtown and Midtown, is bounded by Highway 50 on the south, Alhambra Boulevard to the west, Elvas Avenue to the north/northeast, and California State University, Sacramento and the American River to the southeast. East Sac has always been home to many of the City's foremost residents, including politicians and business leaders. East Sacramento is best known locally for McKinley Park, and the beautiful "Fabulous Forties" neighborhood of stately homes.



The "Fab Forties" (referencing 40th through 49th Streets) neighborhood contains some of the most architecturally distinctive and expensive residences in Sacramento. President Ronald Reagan lived at 1341 45th Street while serving most of his term as Governor of California.

In or adjacent to East Sac are some of the Sacramento region's major health care facilities, including UC Davis Medical Center, Shriners Children's Hospital, Sutter General Hospital, and Mercy General Hospital

McKinley Park covers 32 acres in East Sacramento which also includes a branch of the Sacramento Public Library, and the Clunie Clubhouse Community Center. The Park features a lake with many resident ducks, and eight tennis courts. The Park is extremely popular with runners and walkers, not to mention the many dogs and their owners who appear on a daily basis.

East Portal Park lies in the heart of East Sac and is a smaller neighborhood park with mature trees, a softball field, and the East Sac Bocce Club, with their courts always in excellent condition.

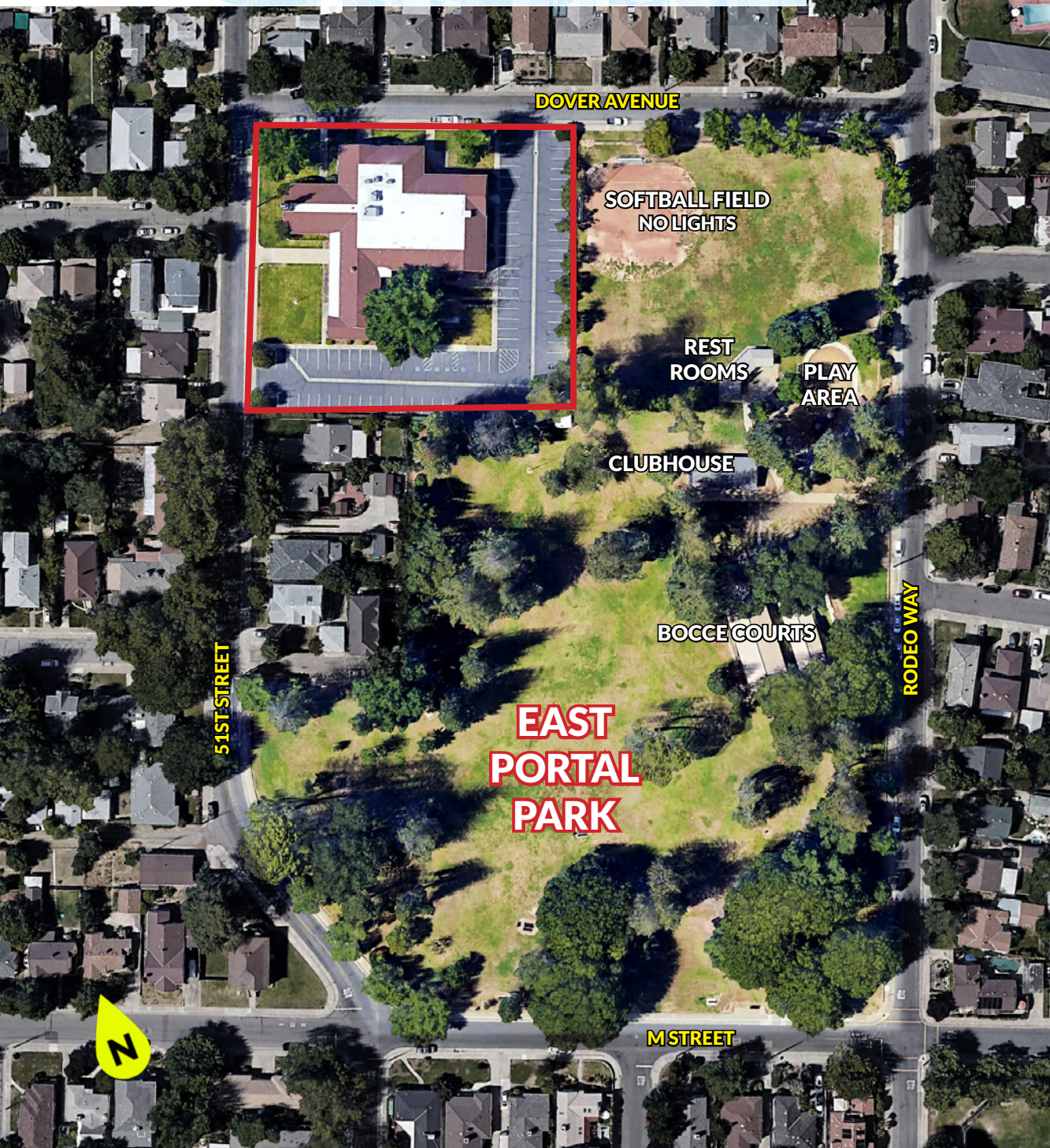
East Sac is highly sought after neighborhood due to its central location, proximity to Midtown and the State Capitol corridor. Midtown in particular has experienced major growth in the number of fine dining opportunities, social and public art events, and performance offerings. The area is easily accessible by bicycle, public transportation, and on foot.



IMAGE SOURCE: CITY OF SACRAMENTO



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