

CHURCH
CURTIS PARK

**FOR
SALE**

- Great Location
- Beautiful Facility
- Well Maintained
- Abundant Parking
- Mature Neighborhood



2905 11th AVENUE
SACRAMENTO, CALIFORNIA



**NEWCASTLE
PROPERTIES
GROUP**



CHURCH 2905 11th AVENUE CURTIS PARK SACRAMENTO, CALIFORNIA

THE PRICE:

\$1,500,000

THE OPPORTUNITY

This Church facility is located in Sacramento's prestigious Curtis Park Neighborhood. This is an extremely well maintained facility, with a flexible design, abundant parking and excellent freeway access.

THE PROPERTY

- ± 15,092 Square Feet (two stories)
- ± 73 Parking Stalls (does not include street parking)
- ± 1.54 Acres Total
- Zoned R-1 and C-2 (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

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DONNER WAY



PACIFIC
MCGEORGE
SCHOOL OF
LAW

McCLATCHY
PARK

7th AVENUE

BRETHARTE
ELEMENTARY
SCHOOL

FRANKLIN BOULEVARD

11th AVENUE

12th AVENUE

9TH AVENUE

12th AVENUE

SUTERVILLE ROAD

**SACRAMENTO
CHILDREN'S
HOME**

LAND PARK
ACADEMY

WILMINGTON AVENUE

FRANKLIN BOULEVARD



11th AVENUE

TEMPLE
AVENUE
PARK



**NEWCASTLE
PROPERTIES
GROUP**

CHURCH CURTIS PARK 2905 11th AVENUE SACRAMENTO, CALIFORNIA

THE PROPERTY

ADDRESS 1101 51st Street, Sacramento California 95819

COUNTY Sacramento

SQUARE FEET ±15,092

PARCEL # 013-0383-010
013-0386-005
013-0386-006
(Sacramento County)

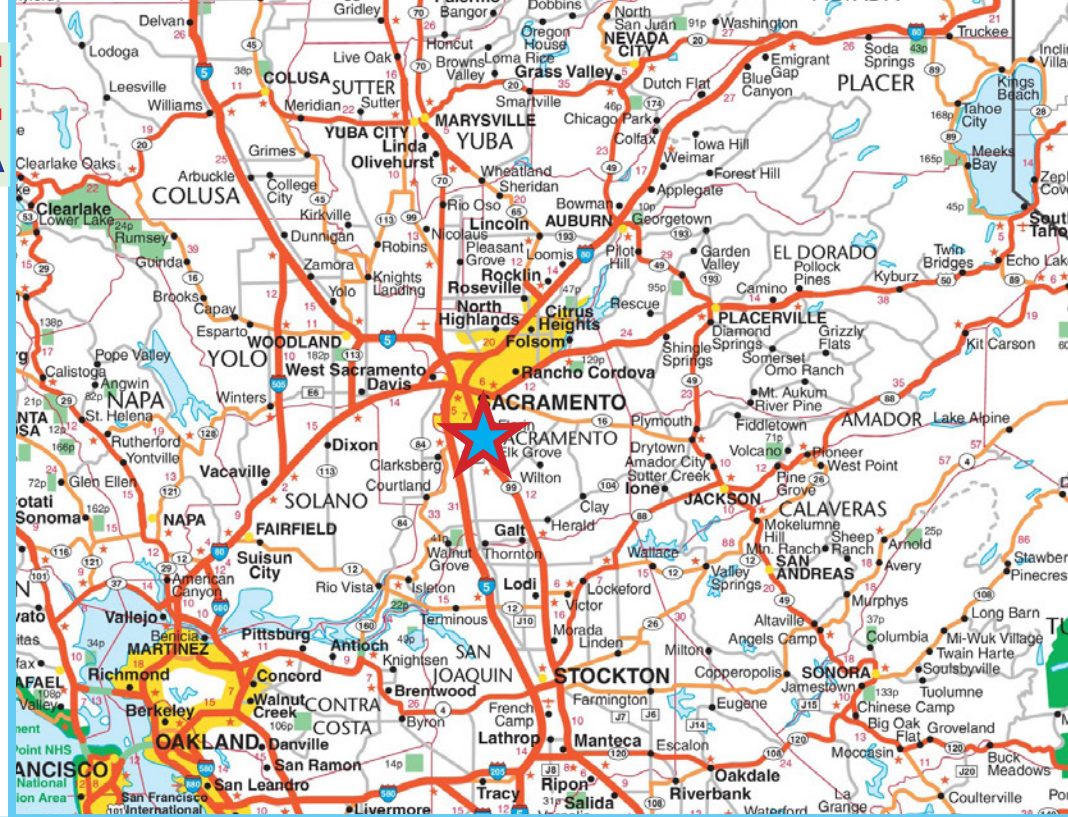
LAND AREA ±1.54 acres

ZONING R-1 (Standard Single-Family Zone) & C-2 (Commercial)
City of Sacramento

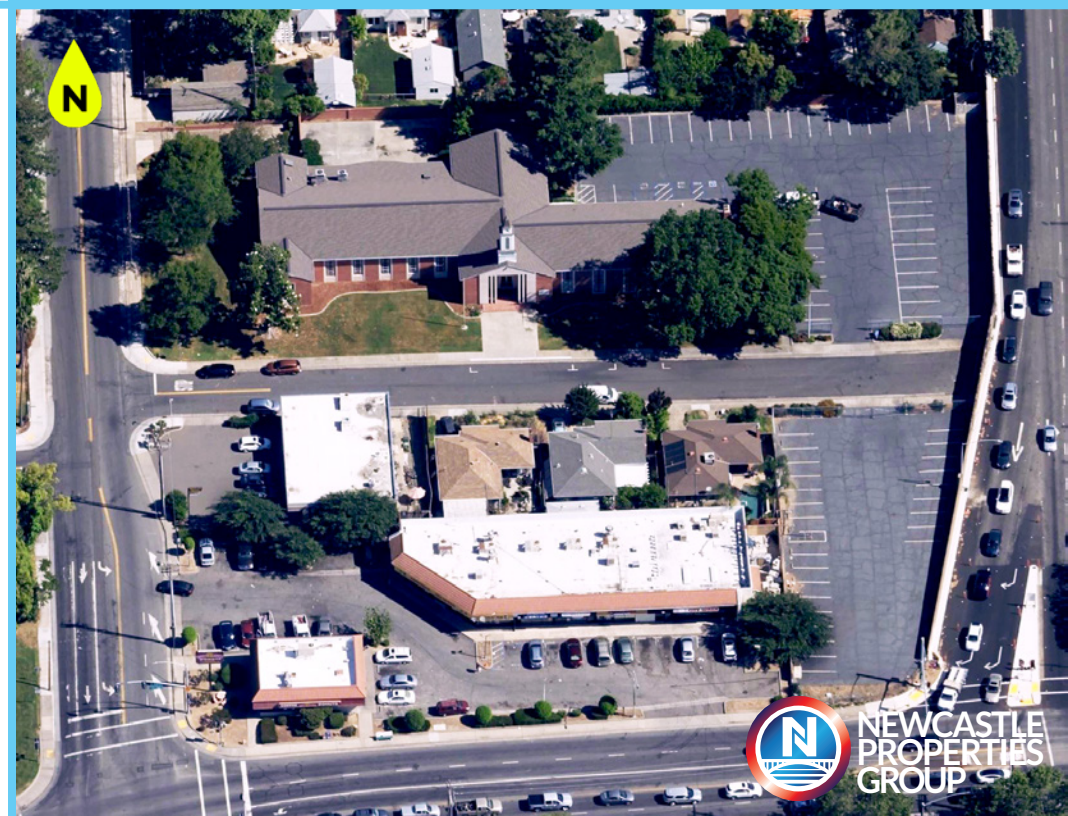
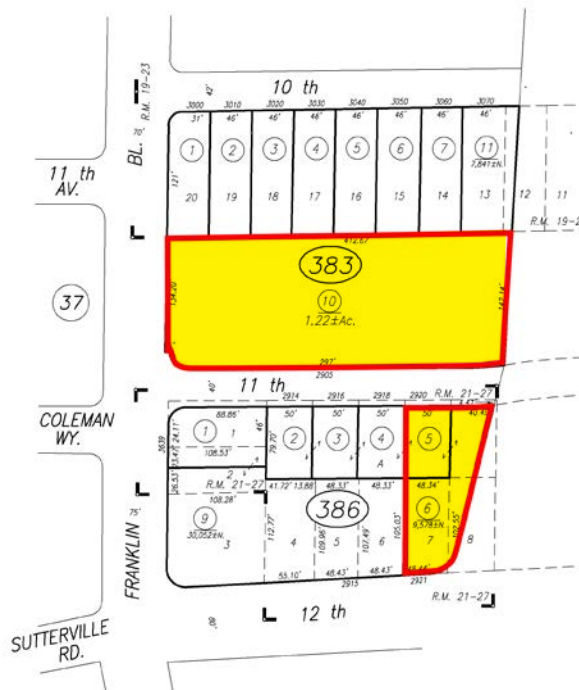
YEAR BUILT Circa 1948

STORIES Two Stories

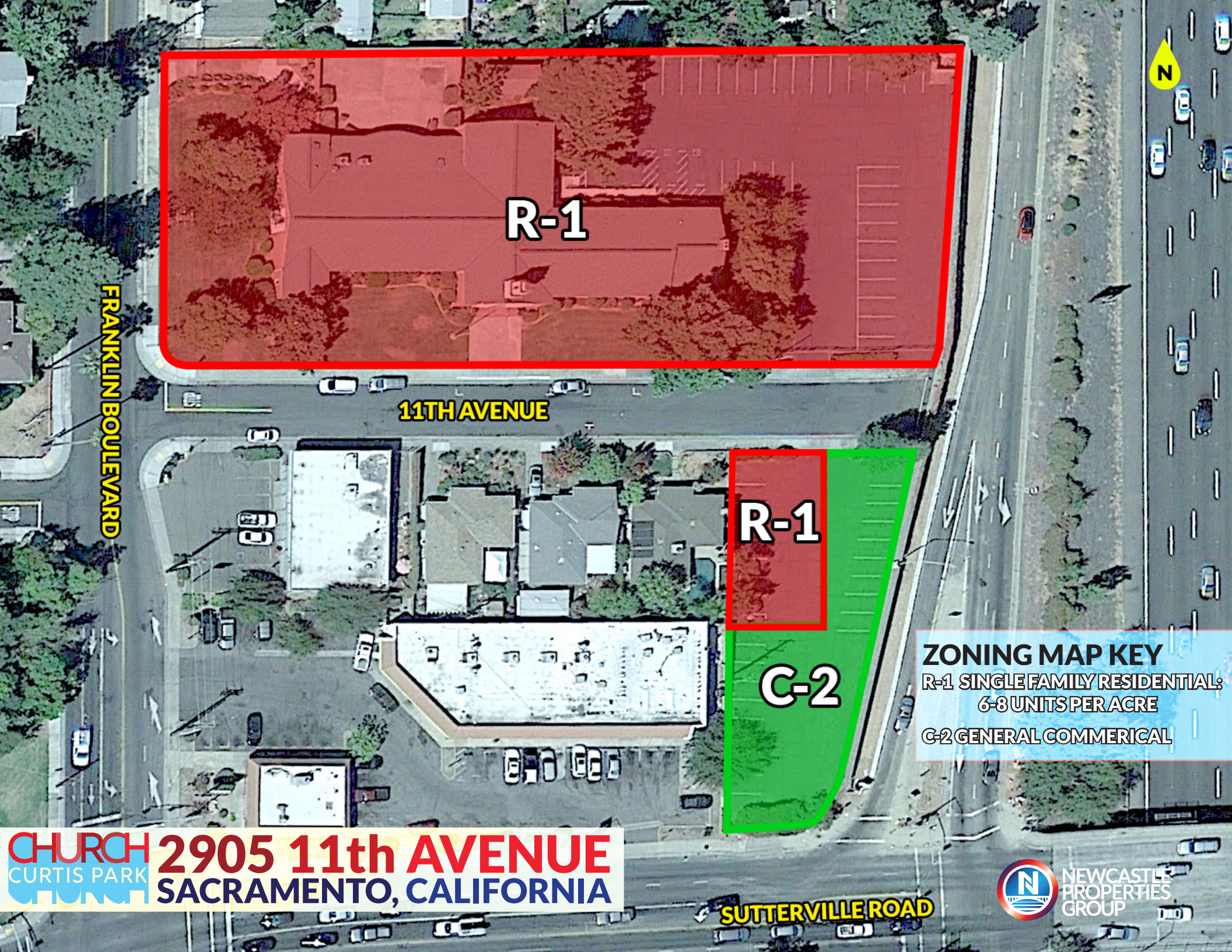
EXTERIOR Brick



**SACRAMENTO
COUNTY
ASSESSOR'S
PARCEL NUMBERS:**
013-0383-010
013-0386-005
013-0386-006



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.



R-1

11TH AVENUE

FRANKLIN BOULEVARD

R-1

C-2

ZONING MAP KEY
R-1 SINGLE FAMILY RESIDENTIAL:
6-8 UNITS PER ACRE
C-2 GENERAL COMMERCIAL

CHURCH 2905 11th AVENUE
CURTIS PARK SACRAMENTO, CALIFORNIA

SUTTERVILLE ROAD



N

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

19 20 1 2 3 21 22 23 24 25

34
35
36
37
38
39
40
41
42
43

26
27
28
29
30
31
32
33

11TH AVENUE

FRANKLIN BOULEVARD

±73 PARKING SPACES TOTAL

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61

62
63
64
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70

CHURCH 2905 11th AVENUE
CURTIS PARK SACRAMENTO, CALIFORNIA

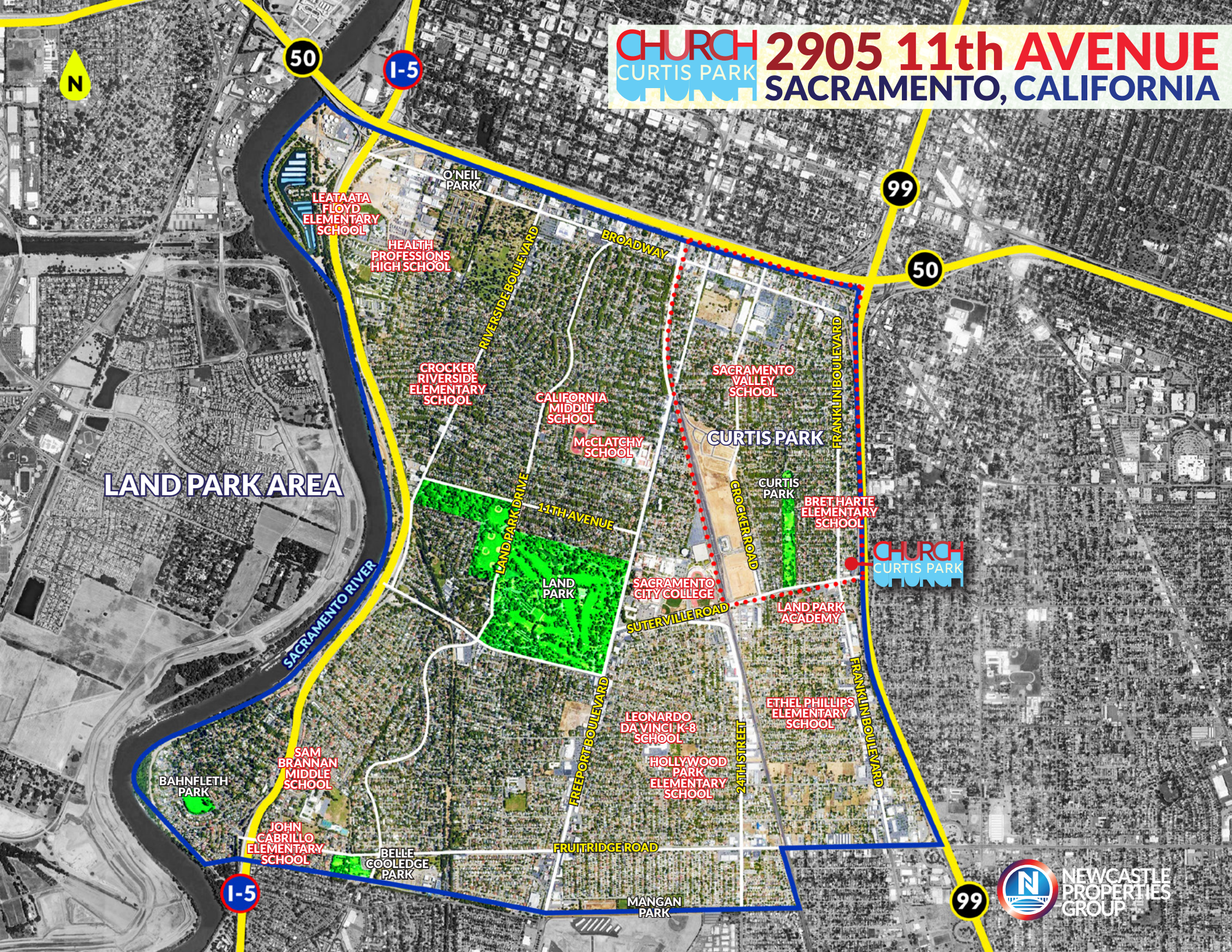
SUTTERVILLE ROAD



NEWCASTLE PROPERTIES GROUP



2905 11th AVENUE SACRAMENTO, CALIFORNIA



LAND PARK AREA





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CURTIS PARK SACRAMENTO, CALIFORNIA

HISTORIC CURTIS PARK

The Curtis Park neighborhood dates back to the arrival of William Curtis in 1952. This “highlands” area above the flooding of downtown would become one of Sacramento’s first suburban neighborhoods, and earn the reputation as a great place to raise a family. In the late 1800’s residents rode in to town on horse and buggy, to be replaced by electric streetcars in the early 1900’s. Today, Curtis Park, with its many parks and schools, remains a desired neighborhood that is largely built-out. The successful mixed-use redevelopment of the former Union Pacific rail yard as “Curtis Park Village,” east of Sacramento City College and Hughes Stadium, has demonstrated the enduring appeal of Curtis Park.



IMAGE SOURCE: SACRAMENTO MAGAZINE

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