

CHURCH FOR SALE **4252 GARFIELD AVENUE** **CARMICHAEL, CALIFORNIA**

- GREAT LOCATION
- BEAUTIFUL FACILITY
- WELL MAINTAINED
- ABUNDANT PARKING
- MATURE NEIGHBORHOOD



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**NEWCASTLE
PROPERTIES
GROUP**

PRICE: \$2,470,000

THE OPPORTUNITY

There are many reuse possibilities for this infill property. It is rare for a well located facility of this size to become available in Carmichael. This extremely well maintained former church is in a mature neighborhood, has excess land, and abundant parking.



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CARMICHAEL, CALIFORNIA**

Carmichael is known for its excellent public and private schools, diversity of housing, and abundance of parks. The community also has a large senior living population given its proximity to suburban families in surrounding communities.





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**DOWNTOWN
SACRAMENTO**



**AMERICAN RIVER
COLLEGE**

CYPRESS AVENUE

LOCUST AVENUE

GARFIELD AVENUE





CHURCH FOR SALE 4252 GARFIELD AVENUE CARMICHAEL, CALIFORNIA



**CARMICHAEL PLACE
SHOPPING CENTER**

MANZANITA AVENUE

CYPRESS AVENUE

**SAINT JOHN THE
EVANGELIST SCHOOL
PRE 8TH GRADE**

HACKBERRY LANE

**CAMERON RANCH
ELEMENTARY SCHOOL**

LOCUST AVENUE

GARFIELD AVENUE





FOR
DEAR
FOR





THE POSSIBILITIES

- Affordable Housing
- Childcare Center
- Charter School
- Church Facility
- Church & School Combination
- Club or Lodge
- Community Center
- Governmental or Quasi Govt Offices
- Medical/Dental Conversion
- Multifamily Redevelopment
- Memory Care Facility
- Office Uses
- Professional or Vocational Training
- Private School
- Recreational Facilities
- Residential Care Facilities
- Senior Housing
- Workforce Housing



Most uses are subject to discretionary governmental approval, which cannot be guaranteed to occur. Some listed use would require rezones, use permits and/or other entitlements, and approvals, which also cannot be guaranteed to occur.

THE PROPERTY

ADDRESS 4252 Garfield Avenue
Carmichael, California 95608

SQUARE FEET ±21,474 Square feet

LAND AREA ±3.29 acres

ZONING RD-2 (Residential - 2 Units Per Acre Maximum
Density - Sacramento County)

YEAR BUILT Circa 1975

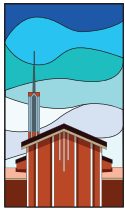
STORIES 1

EXTERIOR Brick



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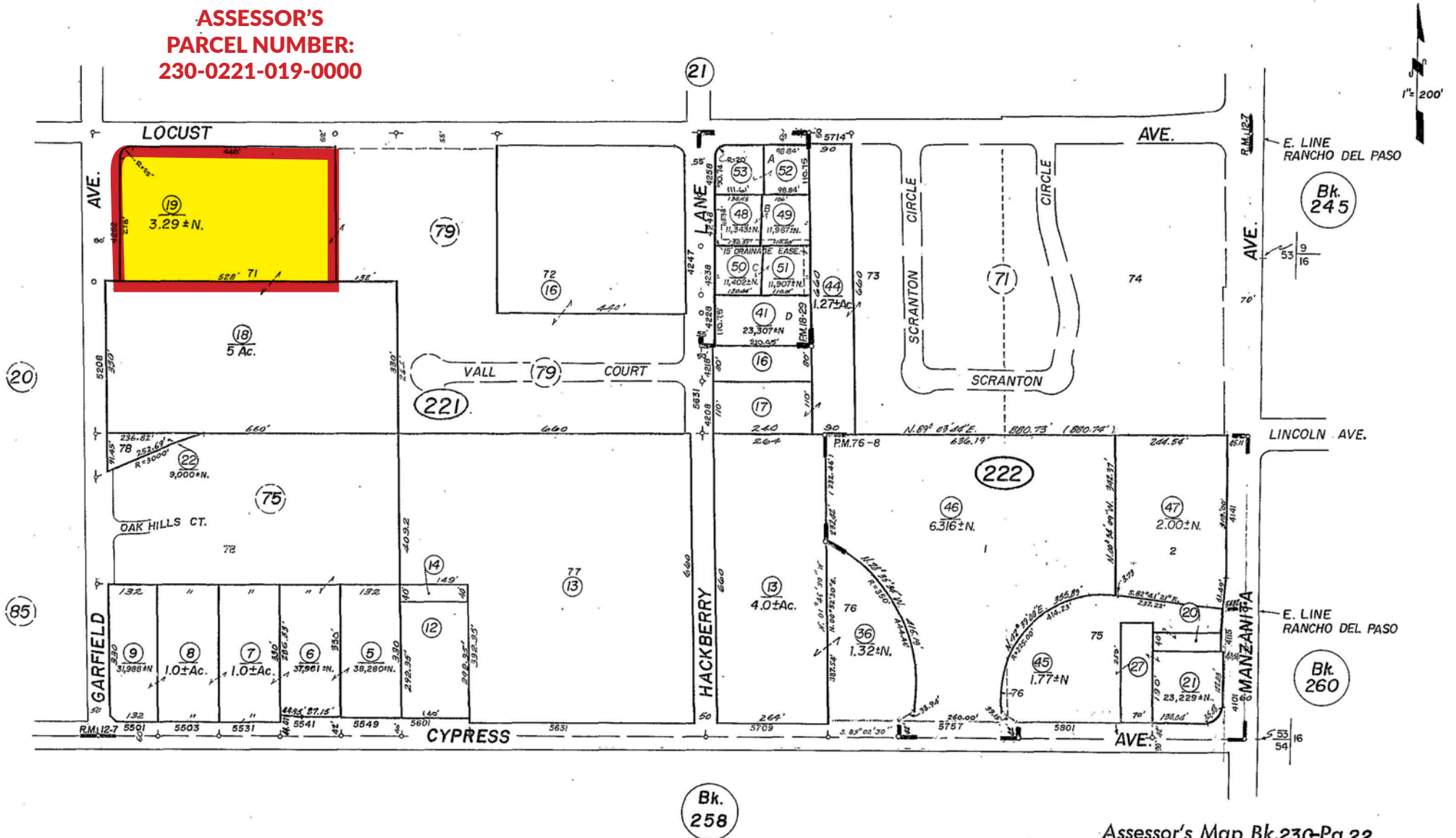
CHURCH FOR SALE 4252 GARFIELD AVENUE CARMICHAEL, CALIFORNIA

SACRAMENTO
COUNTY
ASSESSOR'S
PARCEL NUMBER:
230-0221-019-0000

POR. SEC. 53, RANCHO DEL PASO

Tax Area Code

230-22



Assessor's Map Bk.230-Pg.22
County of Sacramento, Calif.

Del Paso Vale, R.M. Bk.12, Pg. 7

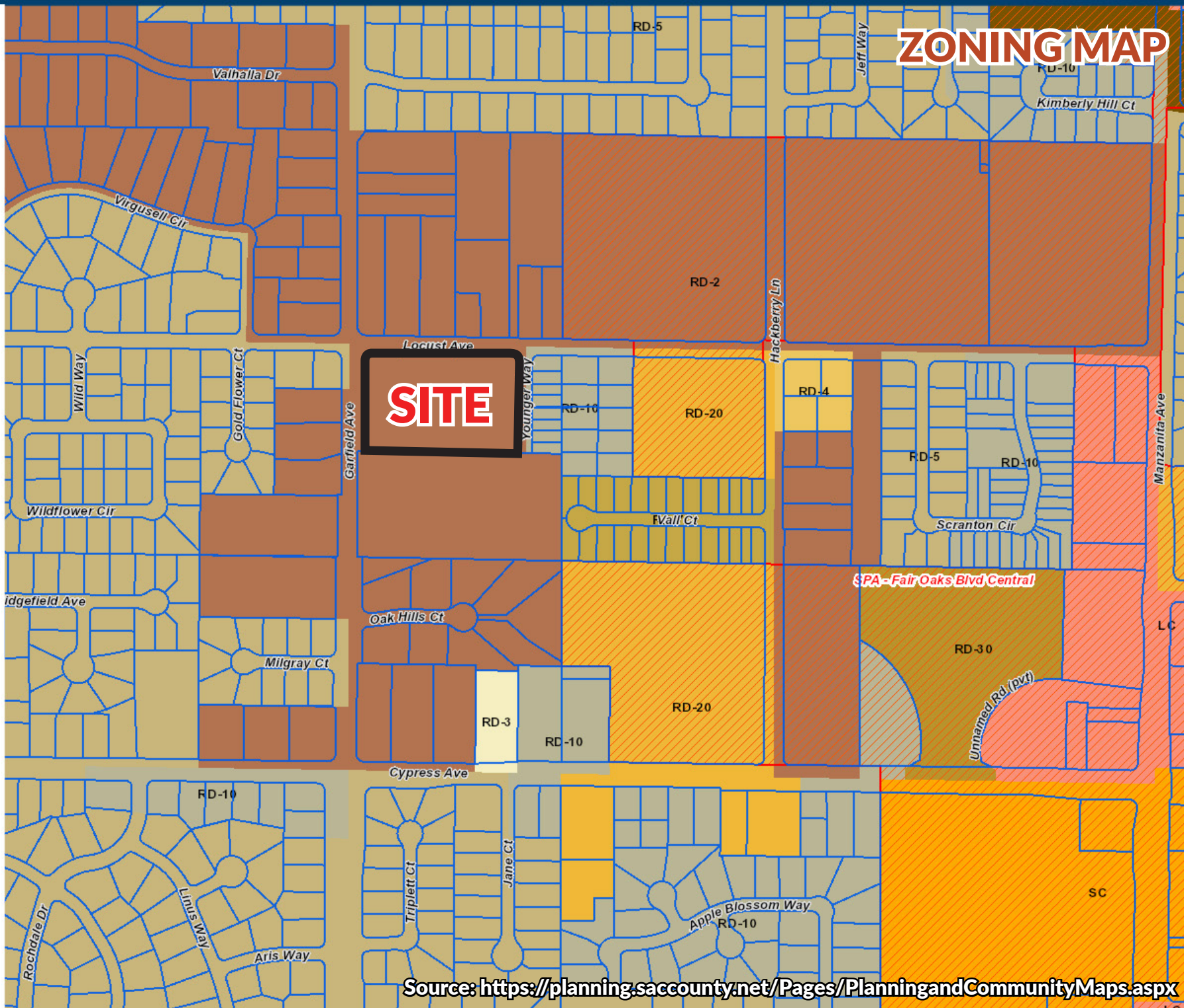
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

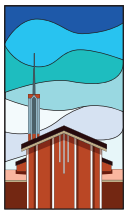
SIZE DISCLAIMER: The acreage measurements are approximate only. The use of approximate acreage figures does not mean that a more accurate measurement do not exist.

ZONING MAP

County Zoning

- A-1-A LIMITED AGRICULTURAL
- A-2 GENERAL AGRICULTURAL
- A-5 GENERAL AGRICULTURAL
- A-10 AGRICULTURAL HOLDING ZONE
- AC AUTO COMMERCIAL
- AG-20 AGRICULTURAL - 20 ACRES
- AG-40 AGRICULTURAL - 40 ACRES
- AG-80 AGRICULTURAL - 80 ACRES
- AG-120 AGRICULTURAL - 120 ACRES
- AG-160 AGRICULTURAL - 160 ACRES
- AR-1 AGRICULTURAL-RESIDENTIAL - 1 ACRE
- AR-2 AGRICULTURAL-RESIDENTIAL - 2 ACRES
- AR-5 AGRICULTURAL-RESIDENTIAL - 5 ACRES
- AR-7 AGRICULTURAL-RESIDENTIAL - 7 ACRES
- AR-10 AGRICULTURAL-RESIDENTIAL - 10 ACRES
- BP BUSINESS AND PROFESSIONAL OFFICE
- C-2 GENERAL COMMERCIAL ZONE
- C-O COMMERCIAL RECREATION
- DW DELTA WATERWAYS
- DW-N DELTA WATERWAYS
- DW-R DELTA WATERWAYS
- DW-S DELTA WATERWAYS
- GC GENERAL COMMERCIAL
- IR INTERIM-AGRICULTURAL RESERVE
- LC LIGHT COMMERCIAL
- M-1 LIGHT INDUSTRIAL
- M-2 HEAVY INDUSTRIAL
- MP INDUSTRIAL - OFFICE PARK
- O RECREATION
- R-1-A SINGLE FAMILY RESIDENTIAL ZONE
- R-1-B SINGLE FAMILY RESIDENTIAL AND DUPLEX ZONE
- R-2-A MULTIPLE FAMILY RESIDENTIAL ZONE
- R-3 MULTIPLE FAMILY RESIDENTIAL ZONE
- RD-1 RESIDENTIAL
- RD-2 RESIDENTIAL**
- RD-3 RESIDENTIAL
- RD-4 RESIDENTIAL
- RD-5 RESIDENTIAL
- RD-7 RESIDENTIAL
- RD-10 RESIDENTIAL
- RD-15 MULTIPLE FAMILY RESIDENTIAL
- RD-20 MULTIPLE FAMILY RESIDENTIAL
- RD-25 MULTIPLE FAMILY RESIDENTIAL
- RD-30 MULTIPLE FAMILY RESIDENTIAL
- RD-40 MULTIPLE FAMILY RESIDENTIAL
- RE-1 ESTATE ZONE
- RE-2 ESTATE ZONE
- RM-1 MOBILE HOME SUBDIVISION
- RM-2 MOBILE HOME SUBDIVISION
- RR RECREATION RESERVE
- SC SHOPPING CENTER
- SPA SPECIAL PLANNING AREA
- TC HIGHWAY TRAVEL COMMERCIAL
- UR URBAN RESERVE





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Carmichael, California

Carmichael has an elevation of 125 ft., is 17 square miles, has a zip code population of 72,000, has one of only two regional libraries in Sacramento County, a trauma center, Mercy San Juan Medical Center, is home to one of the top school districts in the state, San Juan Unified School District, has a 320 acre public golf course, the Effie Yeaw Nature Center, two excellent park districts, and a small business community consisting of retail, professional and service businesses.

Prior to 1940, the community had no central business district. The Red & White Store supplied meat and groceries at the corner of California and Fair Oaks Boulevard and there was a gas station at the triangle a Fair Oaks and Manzanita. Another grocery store, Arrowhead, was on the southeast corner at Fair Oaks Boulevard and Palm Avenue and Dan Donovan operated a bar, restaurant and grocery store at Fair Oaks and Garfield.

As Carmichael grew, businesses clustered around Palm Avenue and Marconi Avenue. Bob Marchal built the Carmichael Shopping Center on the southwest corner. One business, the Rose Tree remains in Carmichael today.

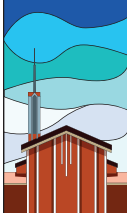
Carmichael's first bank - The Suburban Bank - opened In the 1940's after Marchal drove to Washington, D.C. to obtain a bank charter. Crocker Bank took over the service in the 1950's. Carmichael's first large shopping complex-Crestview Center built In 1963 by Richard and Dea Holesapple.

Carmichael residents had telephone service beginning in 1915 with a IO party line through Fair Oaks. There was a toll charged to call Sacramento. A direct line was installed in 1933.

Today, Carmichael, having grown to a population of 65,000, is a community immersed in a still expanding unincorporated suburban area of 550,000 people

SOURCE: <https://www.carmichaelchamber.com/carmichael-history.html>





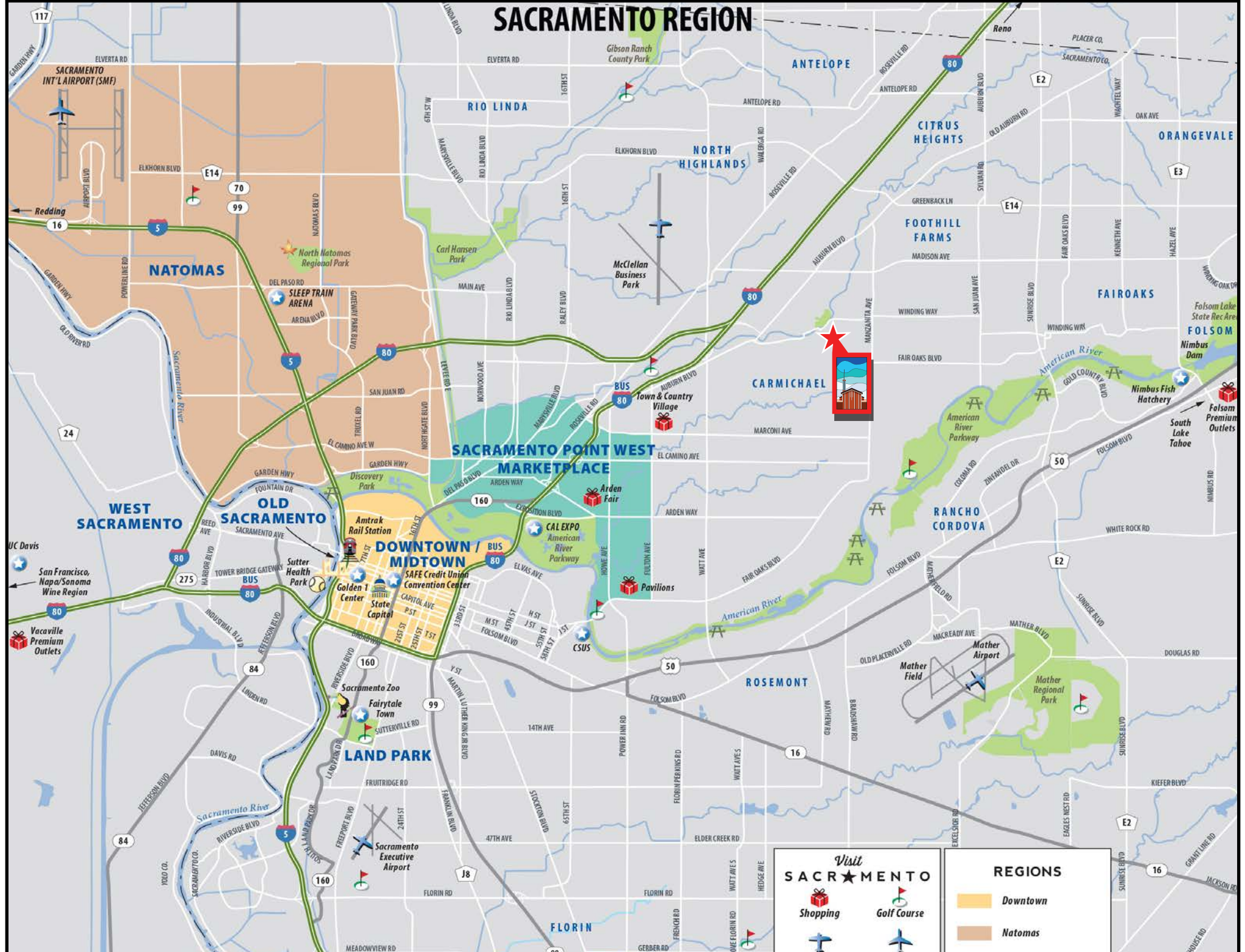
CHURCH FOR SALE

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CARMICHAEL, CALIFORNIA



SACRAMENTO REGION



Visit
SACRAMENTO

Shopping

Airport
(Private, Business) (Commercial)

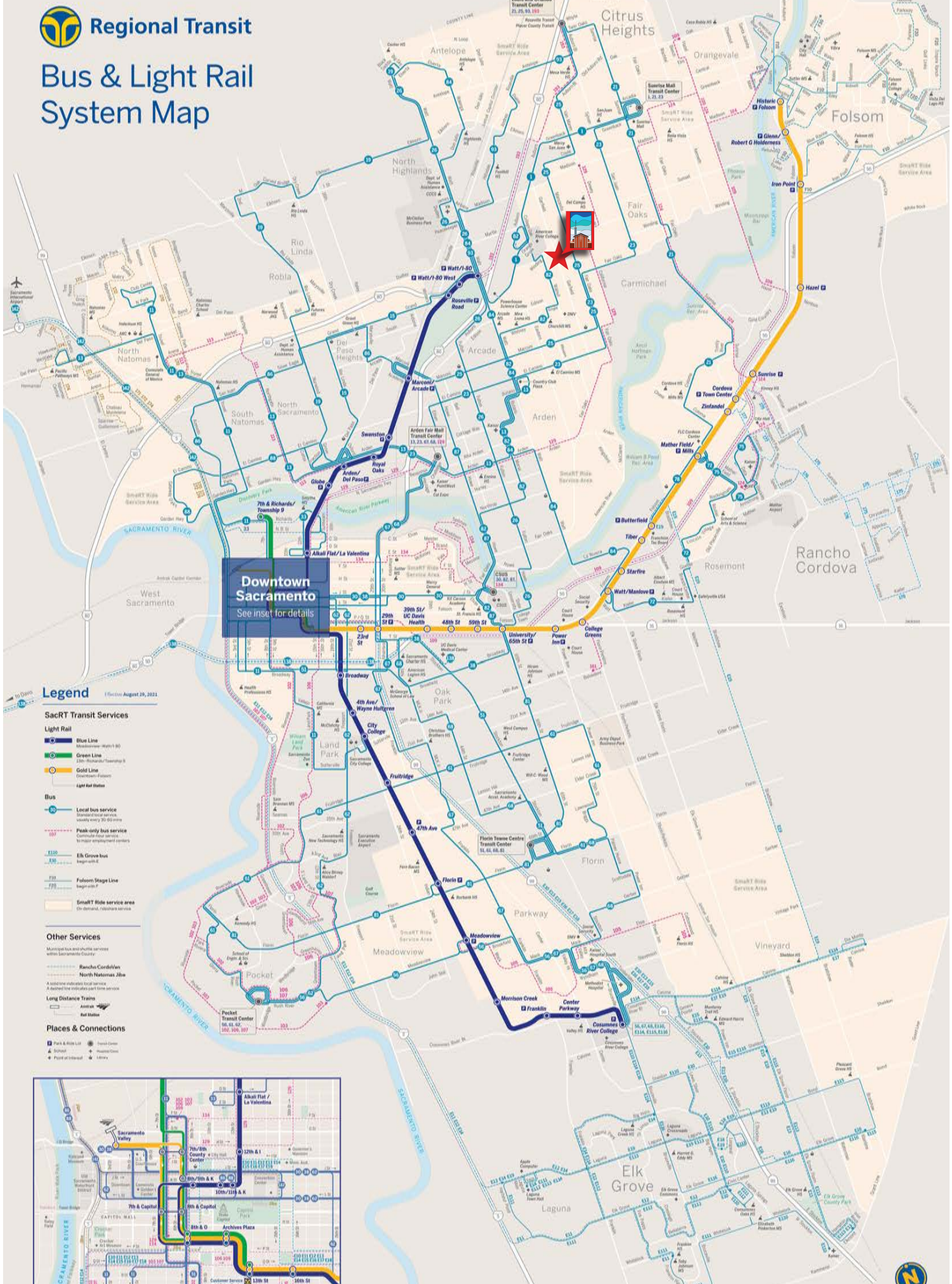
REGIONS

Downtown

Natomas

Point West Marketplace

Bus & Light Rail System Map



Downtown Sacramento
See inset for details

Legend

SacRT Transit Services

Light Rail

-  Blue Line
Midtown - Watt / I-80
-  Green Line
12th - Richards / Township 9
-  Gold Line
Downtown - Folsom

Bus

-  Local bus service
Standard local service, usually every 30 minutes
-  Peak-only bus service
Commuter route service, major employment centers
-  Elk Grove bus
beginning at 6
-  Folsom Stage Line
beginning at 7
-  SmartRide service area
On-demand, ride-share service

Other Services

-  Rancho Cordova / Van
-  North Natomas / 21st
-  Long Distance Trains

Places & Connections

-  Park & Ride Lot
-  Transit Center
-  School
-  Transfer Point
-  Point of Interest
-  Station

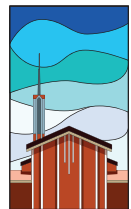




GARFIELD AVENUE

LOCUST AVENUE

Z



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