

## ***Location, Location, Location***

**Beautiful Sandwich Deli and Bakery Ready to Operate**

# **FOR SALE/LEASE**

**5950 Florin Rd, Sacramento, California**

**Offered: ~~\$750,000~~ \$499,980**

***Exclusively Listed By:***

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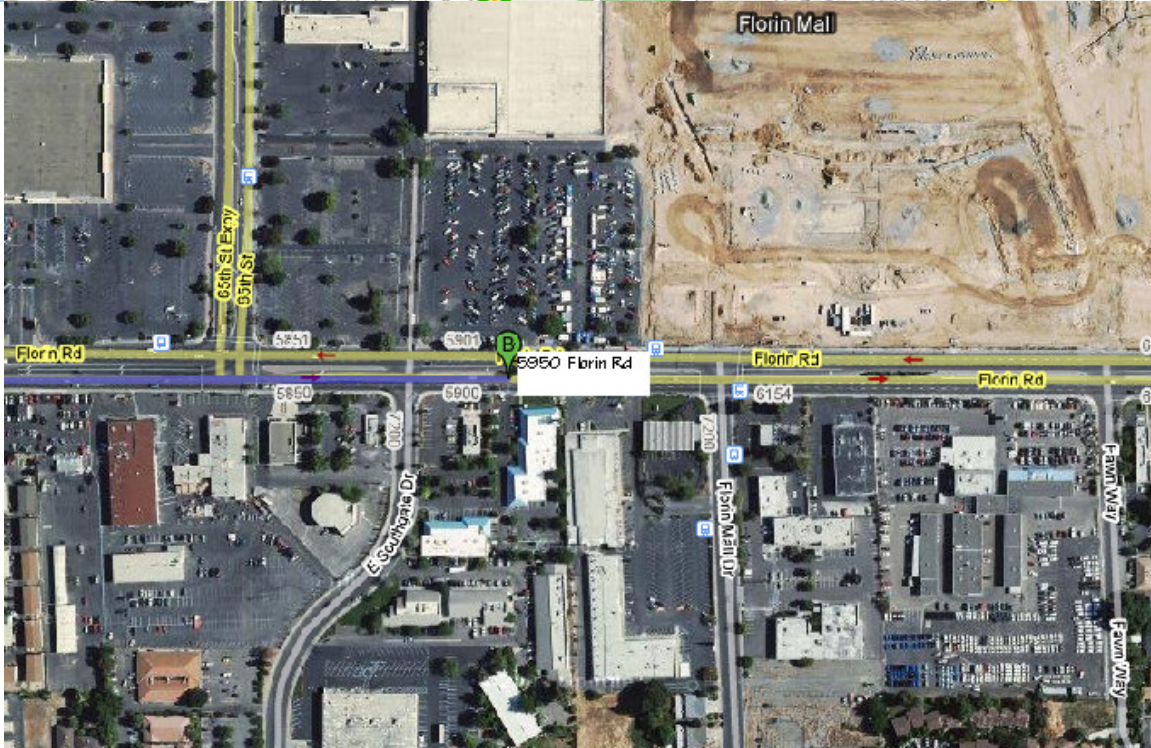
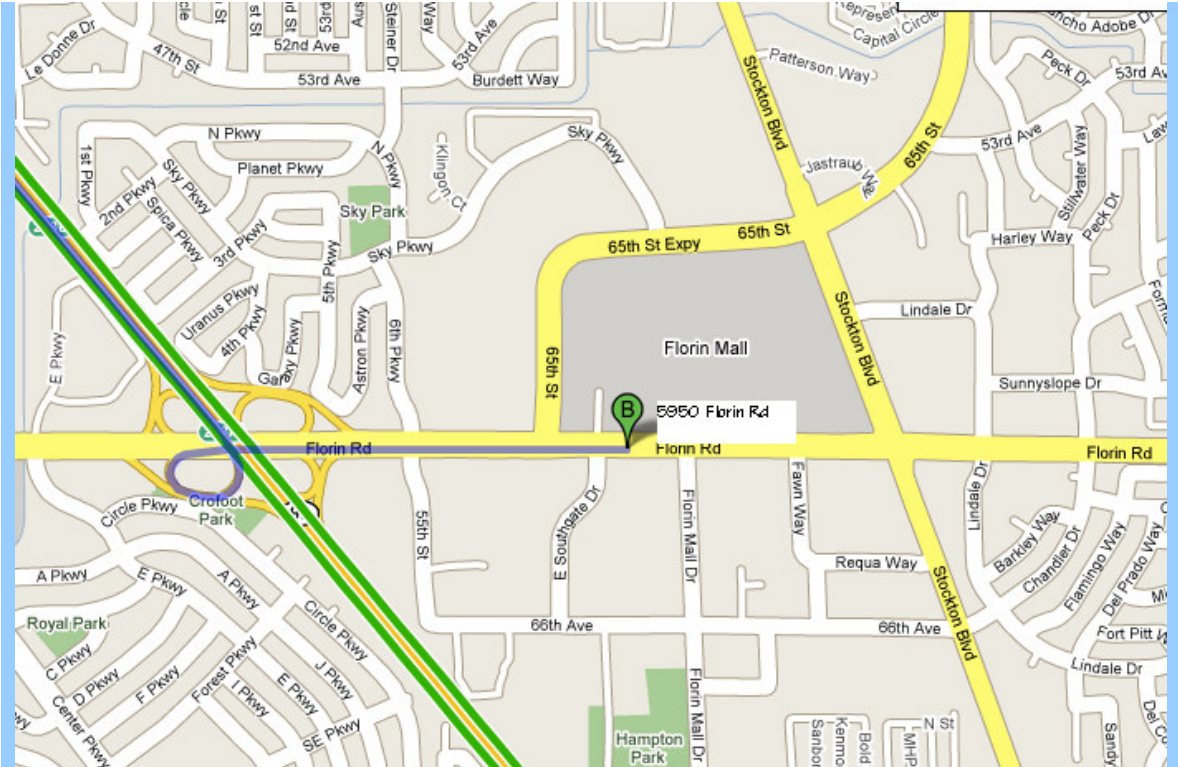
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The information contained here in deems to be reliable although not guarantee. All information should be verified prior to purchase or lease.

**Don't Miss This Rare Opportunity to Own  
a Franchise Restaurant/Bakery in a Great Location**



## The Property

Site Address:

5950 Florin Rd, Sacramento, CA

## Rare Opportunity to Own a Franchise and Well Established Business

Subject property is an existing beautiful sandwich and bakery restaurant consist of 7,800 SF with large dinning area, huge kitchen with new equipment. Rent is low with a 5-yr lease and has a 2-yr remaining with the option to renew. The value is in the tenant improvement with top-of-the-line equipments and its name. The current owner has invested over \$1.2 million in the business. The new owner can use the franchise name with a fee that is negotiable with the current owner and its franchise. A bus stop station is in front of the property and a residential neighborhood is to the south will provide additional foot traffics.

### Immediate Area

**Location! Location! Location!** Subject property is located at a busy corner intersection of Florin and Stockton with ingress and egress on both streets make it possible for a drive-through restaurant/coffee shop.

GD Commercial proudly presents this beautiful Retail Shopping Center located in a Prime Commercial area of Sacramento. We have spaces available for sale, lease and lease with an option to purchase. Here is the perfect location for your retail business, restaurant or service based location. This single story complex has condominiums ranging in sizes from 1,200 to 12,000 sq.ft. which can be upgraded to suit your needs. The property is located at 6821 Stockton Blvd. Sacramento, with ample parking spaces and beautiful landscaping and easy access to Hwy 99.

Downtown Sacramento is only a few minutes away of subject property which will boast a brand new 12 screen entertainment center, Cinema Place, slated to be open in the fall 2008 projecting to draw over 750,000 visitors annually. This will be the premier entertainment destination for Sacramento and the surrounding communities of the Central Valley area.

Florin Mall offers plenty of parking spaces to accommodate different type of businesses which bring plenty of traffic to this business establishment.