



3216 Martin Luther King Jr. Blvd.

**For Sale 4,083 +/- sq ft
Freestanding
Retail/Warehouse
Sacramento, CA
Call: James Sullivan**

**Phone (916) 361-8500
Fax: (916) 361-8900
E-mail SullivanGroup@aol.com**

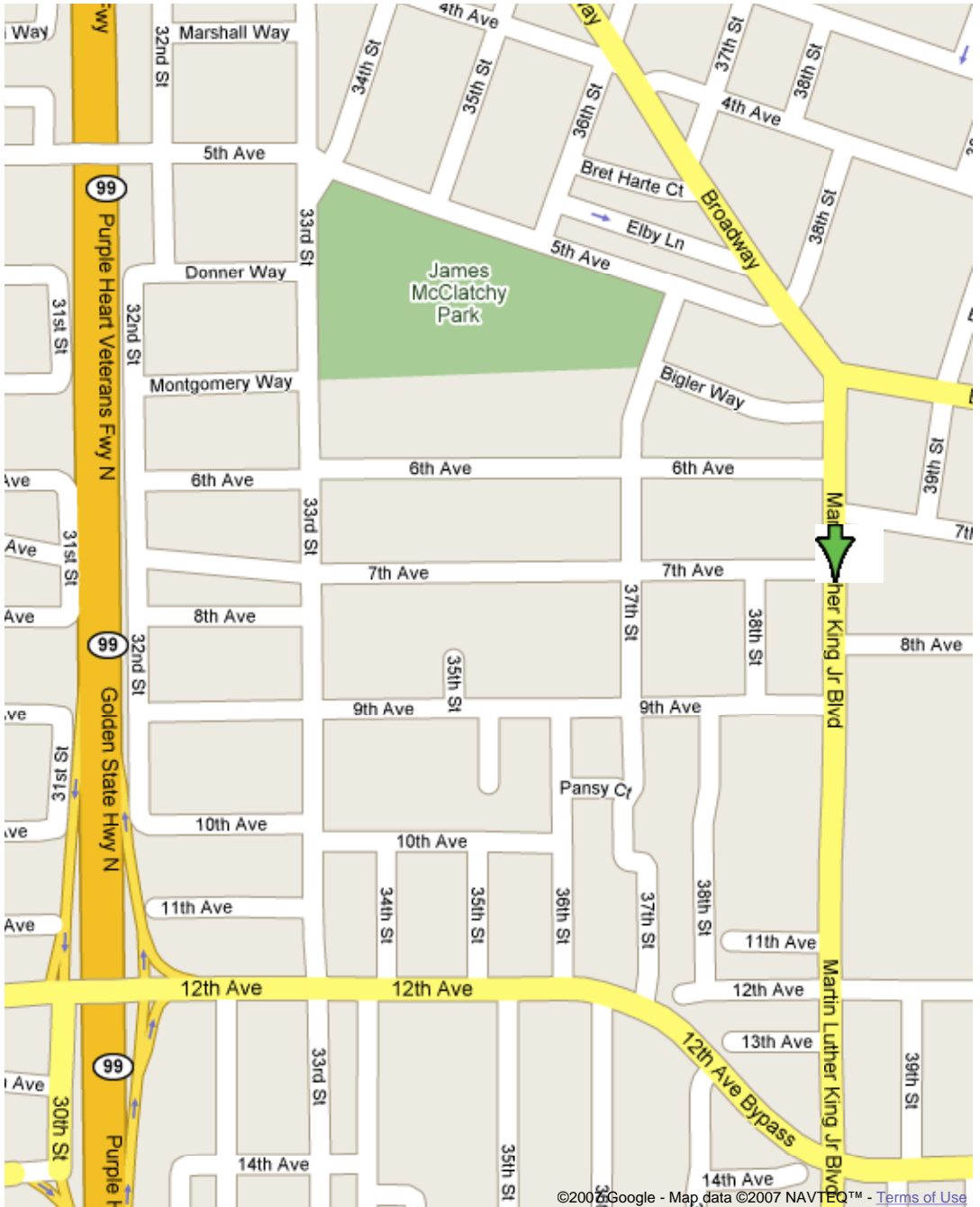
Located South of Broadway in the heart of Oak Park

- Mixed use rehab project building
- Zoned R-2B: use code retail stores
- Parcel Size 117.25' x 50' (5,863 ft sq /.134 acres)
- Building 37' 11" wide x 102' 1" depth
- Redevelopment area SHRA may provide a matching funds grant
- APN: 013-0354-008
- **New Reduced Sale Price \$349,950.**
- Possible owner financing
- Two adjacent parcels maybe available "separate ownership"

Sullivan Group Commercial Real Estate



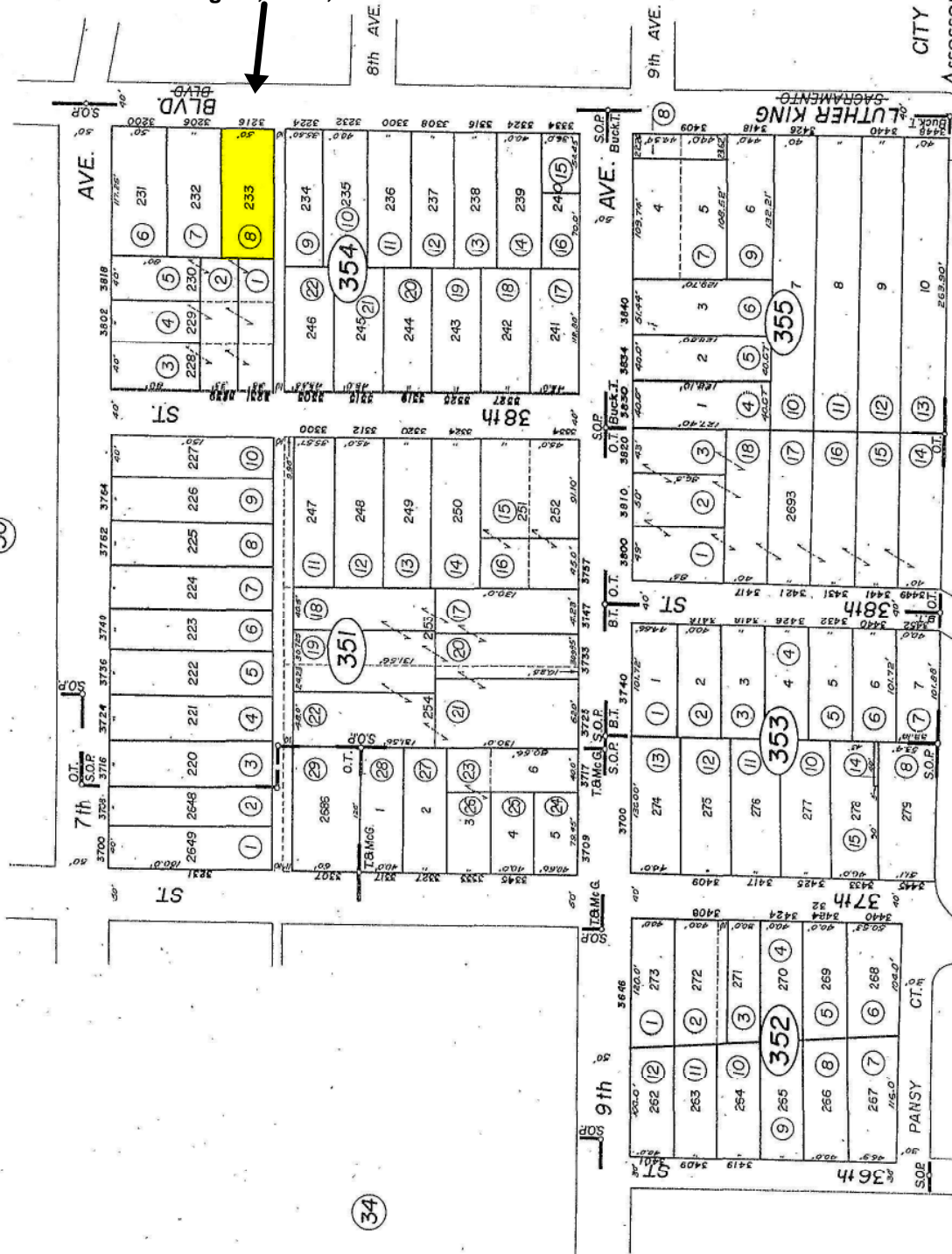
Address **3216 Martin Luther King Jr Blvd**
Sacramento, CA 95817



BUCKMAN TR., BUNGALOW TR., THAYLER & Mc GREWS SUB.,
POR. OAK TER. & SOUTH OAK PARK

(30)

3216 Martin Luther King Jr., Blvd.,



Bk. 14

CITY OF SACRAMENTO
Assessor's Map Bk. 13 -Pg. 35
County of Sacramento, Calif.

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

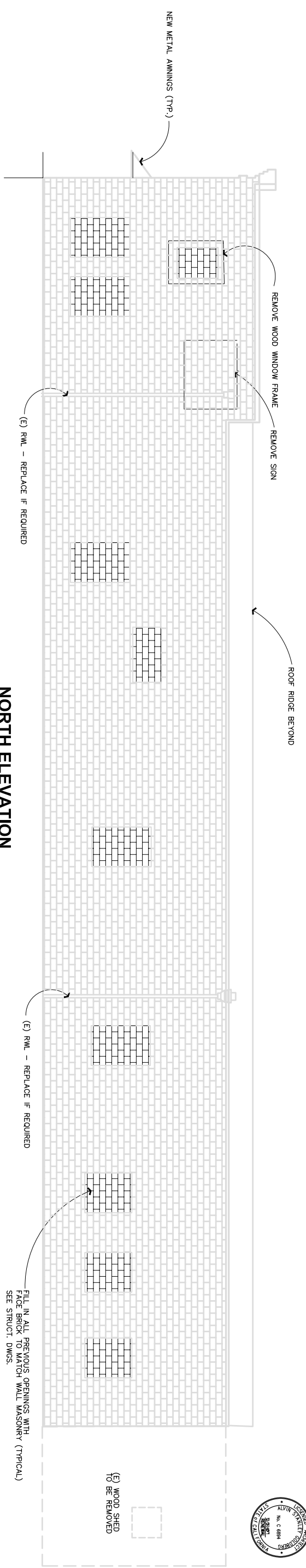
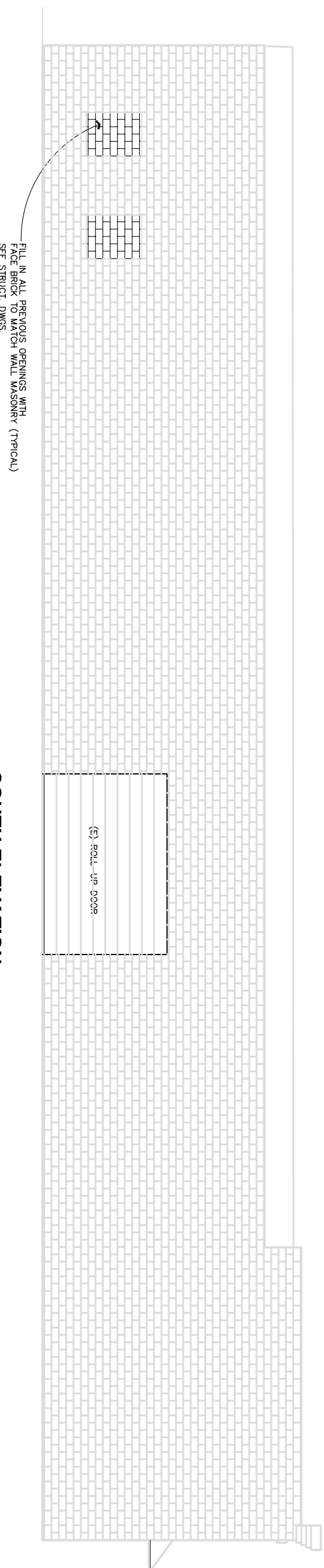
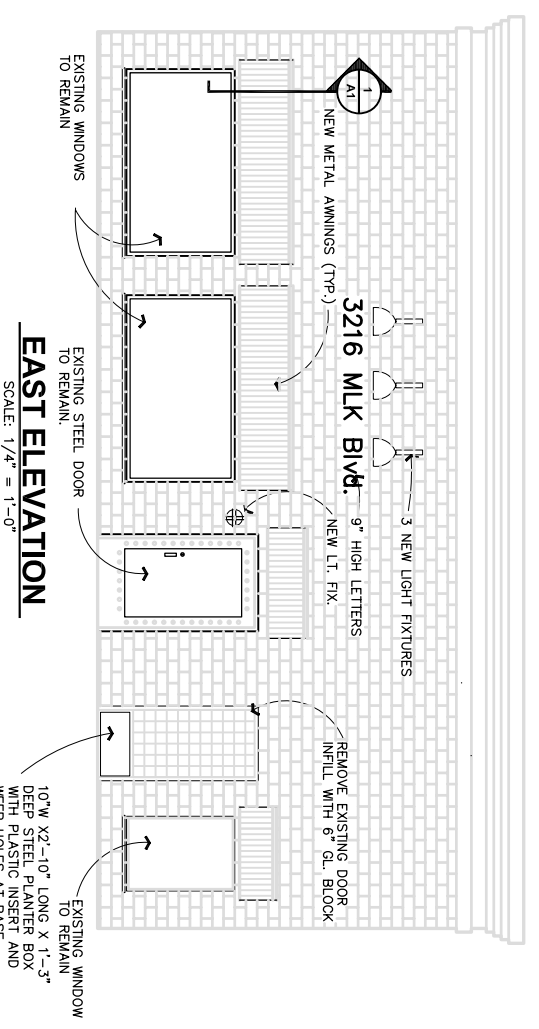
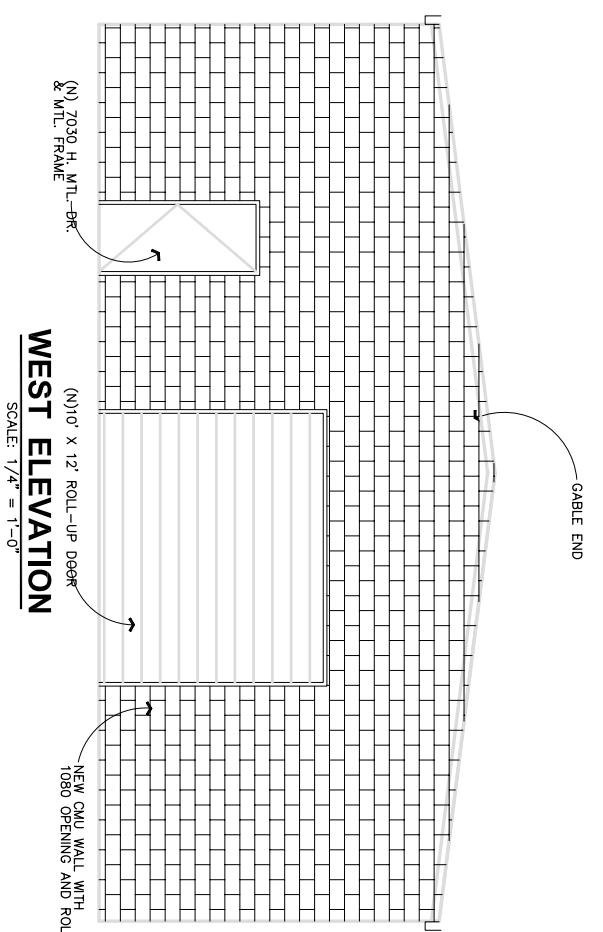
(40)

GENERAL NOTES

1. REMOVE ANY ABANDONED ELECTRICAL CONDUITS AND FIXTURES, TYPICALLY.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
3. CLEAN AND PREP ALL SURFACES TO RECEIVE NEW WORK.
4. ALL EXISTING SURFACES DAMAGED OR DISTURBED BY ALTERATIONS SHALL BE PATCHED, PAINTED, REPAIRED OR REPLACED IN KIND (UNLESS OTHERWISE NOTED). PAINT TO THE NEAREST NATURAL BREAK (UNLESS OTHERWISE NOTED).
5. FOR ALL CLEANING OF EXISTING SURFACES, USE LOW PRESSURE WASH SYSTEM AS APPROVED BY THE SECRETARY OF THE INTERIOR AS A STANDARD FOR HISTORIC STRUCTURES.
6. ALL PAINTING TO BE DONE BY BRUSH OR ROLLER, TYPICALLY. ALL PAINT TO BE SHERWIN WILLIAMS (UNLESS OTHERWISE NOTED).
7. IF NEW DOORS ARE PART OF THE CONTRACT, PROVIDE ALL HARDWARE (MATCH DOOR, UNLESS OTHERWISE NOTED). PROVIDE WEATHER SEALS TYPICALLY. VERIFY CONFORMANCE WITH TITLE 24 ACCESSIBILITY STANDARDS.
8. CONTRACTOR OPTION TO PROVIDE SUBSTITUTIONS (IN WRITING) OF EQUIVALENT MATERIALS FOR THOSE SPECIFIED, SUBSTITUTIONS MUST BE APPROVED BY OWNER, ARCHITECT AND CITY OF SACRAMENTO REDEVELOPMENT AGENCY.
9. PROVIDE SUFFICIENT LIGHTING UNDER ALL METAL AWNINGS FOR NIGHT ILLUMINATION OF WALK BELOW. TYPICALLY U.O.N.
10. FINE SANDBLAST ALL CONCRETE BLOCK AREA TO ACHIEVE A CLEAN SURFACE.
11. PROVIDED NEW GYLOMNE FENCE AS SHOWN ON SITE PLAN.
12. ADDRESS SIGN BY OWNER.

COLORS

- EXT WALLS**
 KELLY-MOORE
 MASONRY BLOCK PRIMER 247-100
 MASONRY EXTERIOR PAINT 1240
- METAL AWNINGS**
 KELLY-MOORE
 TOP SURFACE AC214-5 LEAF RUST
 BOTTOM SURFACE AC214-5 LEAF RUST
 METAL FRAME LEAF RUST 1725-100
- ENTRY DOOR & PLANTER**
 KELLY-MOORE
 KM3950-3 ROCKWALE
 METAL PRIMER FIRST COAT
- LIGHT FIXTURES**
 KELLY-MOORE
 TOP SURFACE AC214-5 LEAF RUST



| REVISIONS | |
|-----------|--------------------|
| 1 | PLAN REVIEW 3/8/05 |
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OAK PARK REHAB
 3216 MARTIN LUTHER KING BLVD.
 SACRAMENTO CALIFORNIA

Bud Goldberg, Architect
 ARCHITECTURE PLANNING INTERIOR DESIGN
 5845 WINDMILL WAY, Ste D CARMICHAEL, CA 95608
 (916) 207-5919 FAX (916) 482-1173

BUILDING ELEVATIONS

PROJ. NO: 08091-06
 DATE: 07/21/05
 DRAWN BY: BUD
 CHECKED BY: BUD

SHEET NO. **A-2**

OF SHEETS