



FOR SALE

**4970 Robert J. Mathews Pkwy,
Suites 120, 130 and 140
El Dorado Hills, CA 95762**

LEASED FLEX CONDOS



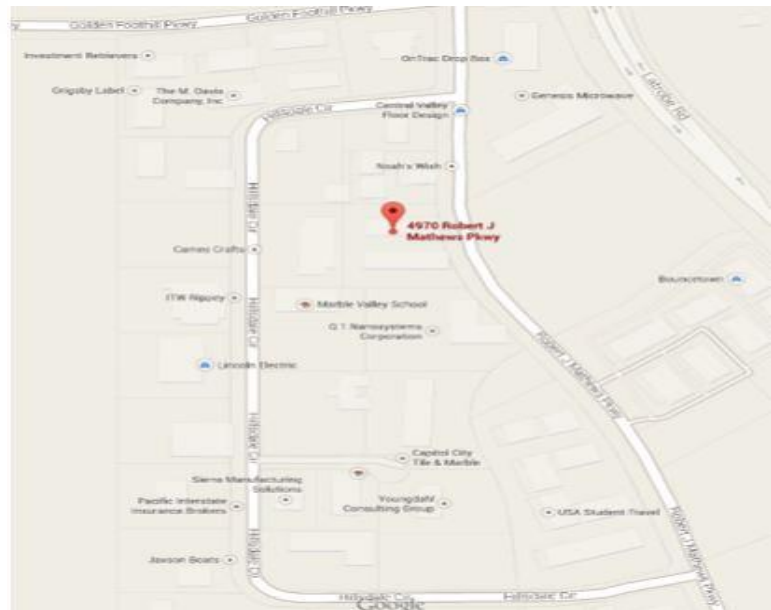
PROPERTY HIGHLIGHTS

- +/-5,471 Continuous SF space (Flex/Office Condo);
- All 3 units to be sold together, currently under long term lease;
- Professionally managed and maintained;
- Mostly warehouse, each unit with roll up door, offices in unit #120;
- El Dorado Hills Business Park location;
- Convenient Hwy. 50 access via Latrobe Rd.;
- Purchase Price: \$1,148,910 / \$210 PSF;
- CAM costs estimate +/- \$0.24/SF.

[Drone Footage Link](#)

Please do not disturb tenants. For more information or to arrange a tour, contact the listing agents:

BOB KUHL
Director, KW Commercial
Cell: 916.947.5060
bob@bobkuhl.com
DRE License # 606862

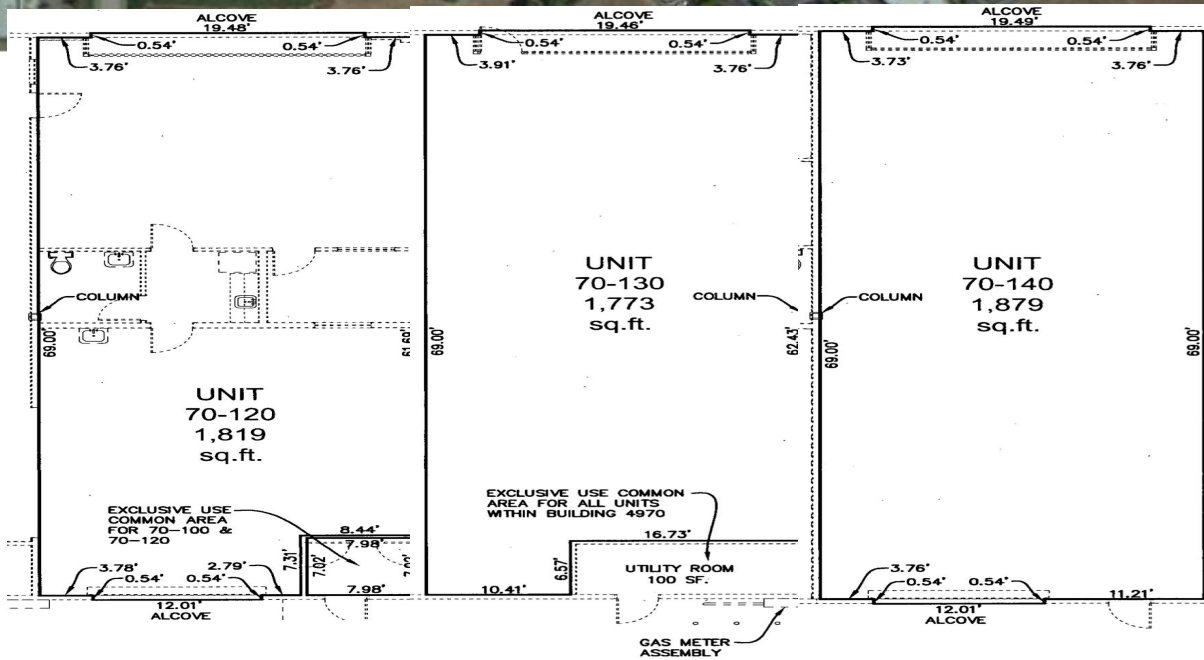


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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

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Available Units	SF	Purchase Price per SQ/FT
4970 Robert J. Mathews Pkwy, #120	+/- 1,819 RSF	\$210 / SF
4970 Robert J. Mathews Pkwy, #130	+/- 1,773 RSF	\$210 / SF
4970 Robert J. Mathews Pkwy, #140	+/- 1,879 RSF	\$210 / SF

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