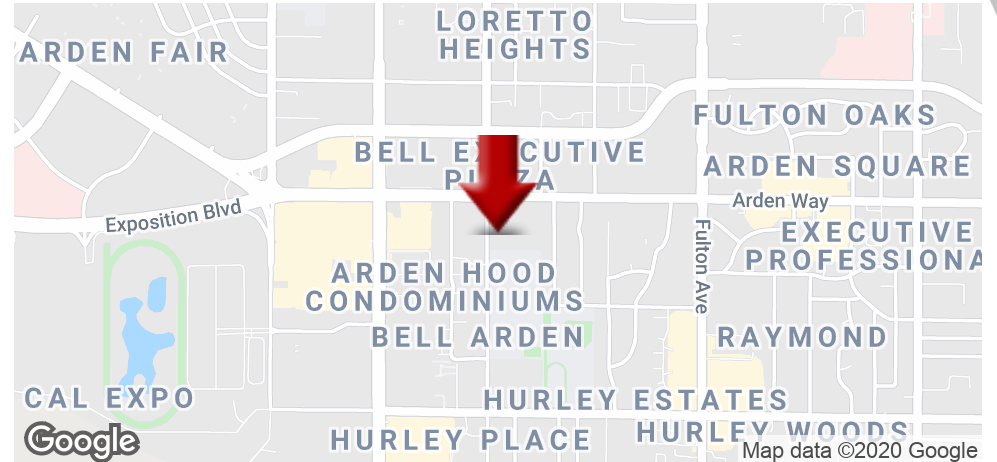


## SPECIAL PURPOSE FOR SALE

# ST GEO MELKITE CATHOLIC CHURCH

1620 Bell Street , Sacramento, CA 95825



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$859,000
<b>LOT SIZE:</b>	39,949 SF
<b>YEAR BUILT:</b>	1956
<b>BUILDING SIZE:</b>	7,458
<b>ZONING:</b>	RD 30
<b>MARKET:</b>	Sacramento County
<b>SUBMARKET:</b>	Arden Area
<b>PRICE / SF:</b>	\$115.18

### PROPERTY OVERVIEW

KW Commercial Folsom is pleased to exclusively offer the St Geo Church for sale. Situated on just under an acre, St Geo Church offers investors & owner users a great opportunity to acquire a fully functional church compound. The subject property is an 5,458-square foot, single-story main building housing the congregation area, priest quarters, commercial kitchen and dinning area. The main building also has an additional enclosed area adding to the existing dinning area of an additional approximate 1,000-square feet.ft. The site has a rear building used for classrooms with an additional approximate 1,000-square foot.

### PROPERTY HIGHLIGHTS

- Approximately 7,458 usable square feet total
- Perfect Site for Congregation of 100
- Priest Quarters
- Commercial Kitchen
- Classroom Building
- Original Improvements Constructed in 1956
- Situated on a 39,949 Square Foot Parcel
- Zoned RD30.

**KW COMMERCIAL**  
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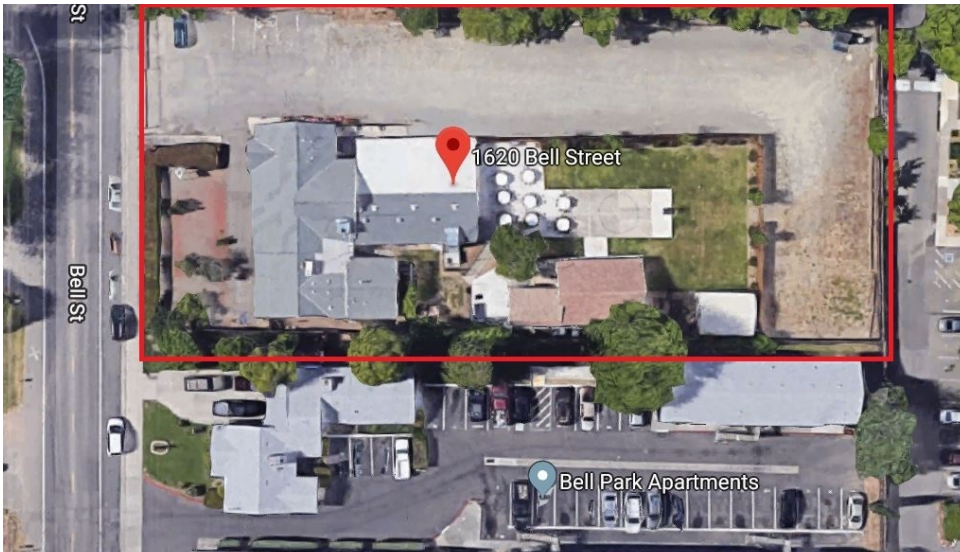
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**SPECIAL PURPOSE FOR SALE**

# ABUNDANT PARKING & ROOM TO EXPAND

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**SPECIAL PURPOSE FOR SALE**

# ADDITIONAL PHOTOS

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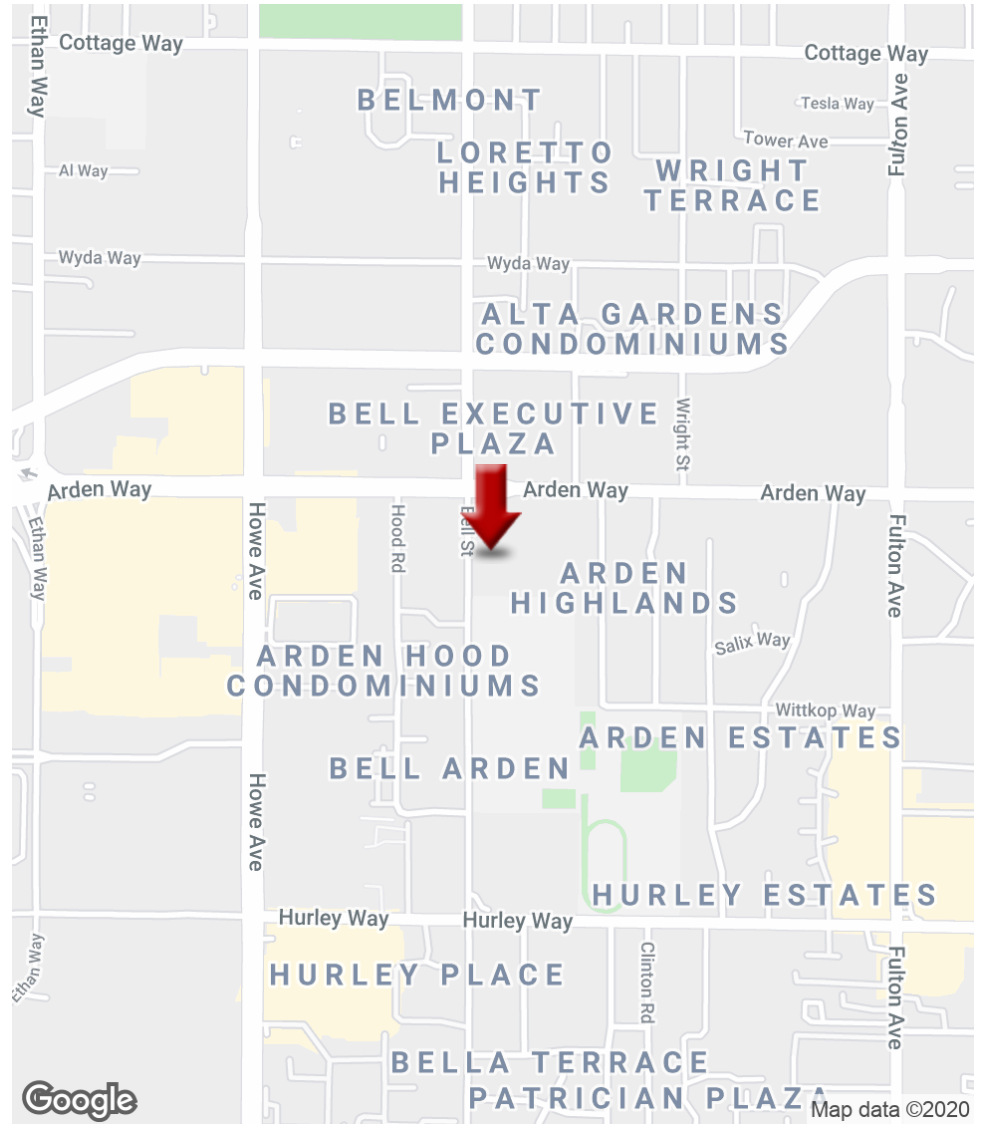
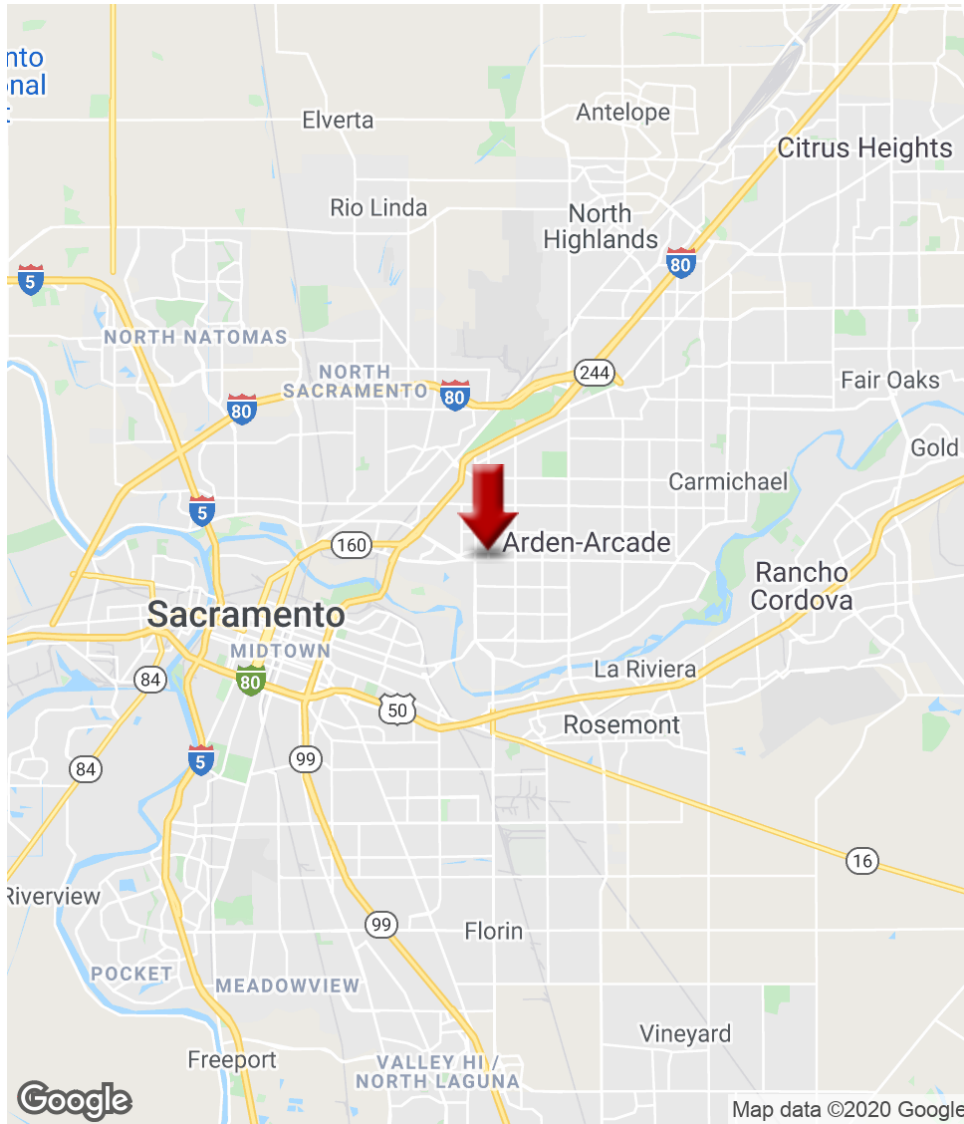
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# LOCATION MAPS

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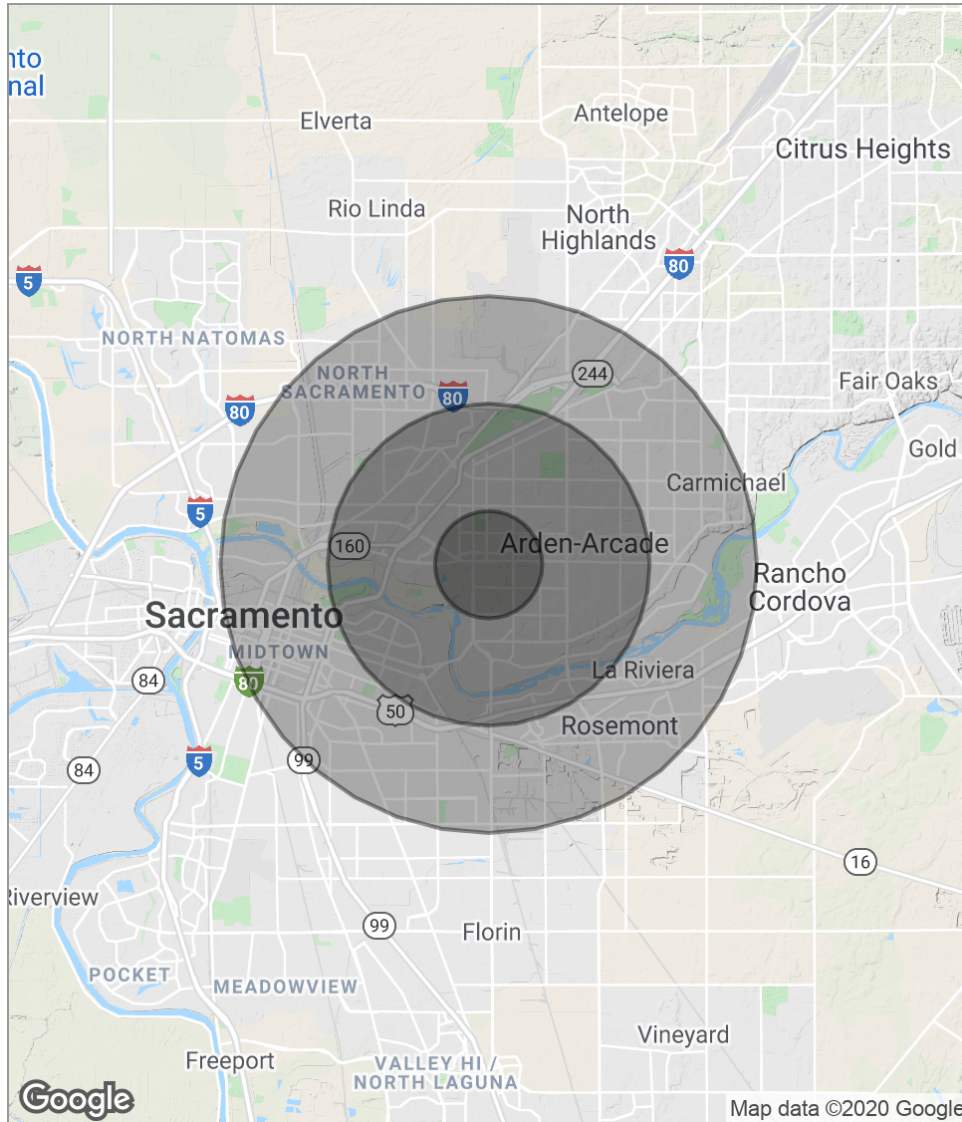
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# DEMOGRAPHICS

1620 Bell Street , Sacramento, CA 95825



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	20,056	125,207	334,107
Median Age	30.0	36.3	35.9
Median Age (Male)	29.7	35.4	34.6
Median Age (Female)	30.7	37.3	37.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	9,552	55,611	139,897
# Of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$44,543	\$66,622	\$65,590
Average House Value	\$267,667	\$398,160	\$353,990

*\* Demographic data derived from 2010 US Census*

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