

HIGHWAY 99 VISIBLE RESTAURANT
1290 LOUISE AVENUE
YUBA CITY, CA
FOR SALE OR LEASE



- Location:** 1290 Louise Avenue at the west end of Louise Avenue along the eastside of Highway 99, Yuba City, CA. The property is situated adjacent to the Kmart Shopping Center, just south of Big 5 Sporting Goods & Food Maxx..
- Building/Lot Size:** 4,004sf ±; 33,106sf ± (0.76acre ±).
- Traffic Count:** 29,500 ADT (CalTrans 2008)
- Sales/Lease Price:** \$680,000.00/ \$4,620.00 per month Modified Gross
- Comments:** Location, Location, Location!!! Building has great visibility and is ready to go. Come on and grab it!

FOR MORE INFORMATION CONTACT:
FRED NORTHERN
(530) 671-0000 office/ (530) 701-5216 cell
CA RE License #01075027

THE ABOVE INFORMATION WAS FURNISHED BY THE OWNER AND/OR FROM PUBLIC RECORDS, AND IS BELIEVED TO BE RELIABLE, HOWEVER, THIS INFORMATION IS NOT WARRANTED OR GUARANTEED ACCURATE OR CORRECT, AND NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED. ALL INFORMATION IS SUBJECT TO INDEPENDENT VERIFICATION BY PROSPECTIVE TENANTS/BUYERS TO DETERMINE TO TENANTS/BUYERS SATISFACTION THE SUITABILITY OF THE PROPERTY FOR THEIR INTENDED USE.

COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT





