

(530) **671-0000**<sup>x14</sup> RETAIL CENTER IN YUBA CITY, CA

1007 LIVE OAK BLVD., SUITE A4  
YUBA CITY, CA 95991

AVAILABLE FOR:  
SALE

## 2351-2365 BUTTE HOUSE ROAD YUBA CITY, CA

CONVENIENTLY LOCATED ON HIGH TRAFFIC BUTTE HOUSE ROAD

- Approximately 0.78 Acre Total. Highly Visible Hard Corner location. Asking Price \$335,000. CALL FOR DETAILS
- Four units fully occupied. Current Tenants include: Tierra Buena Tavern, Beauty Shop (Salon), Barber Shop and T-shirt Printing Shop.
- Three parcels with two buildings. APN #'s: 17-256-017 (T-shirt, beauty shop and barber), 17-256-016 (Tavern) and 17-256-010 (Vacant Land west of Tavern)
- Nearby retailers include: Wal-Mart, Michael's, McDonald's, New Earth Market, Bel-Air, Starbucks, OSH, Subway, 7-11 and more.



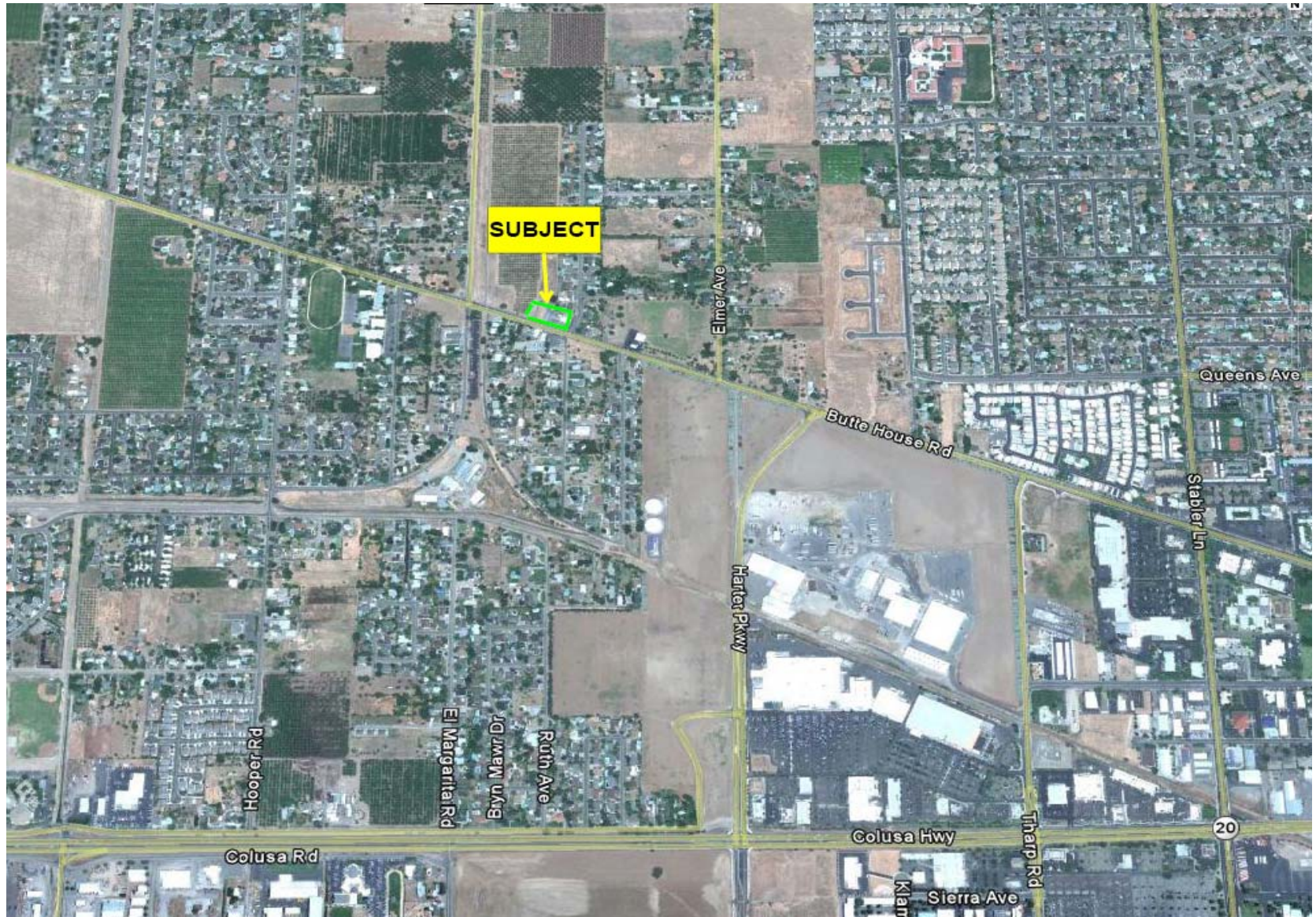
**ZAC REPKA** CELL(530)870-7778

DRE:# 01451649

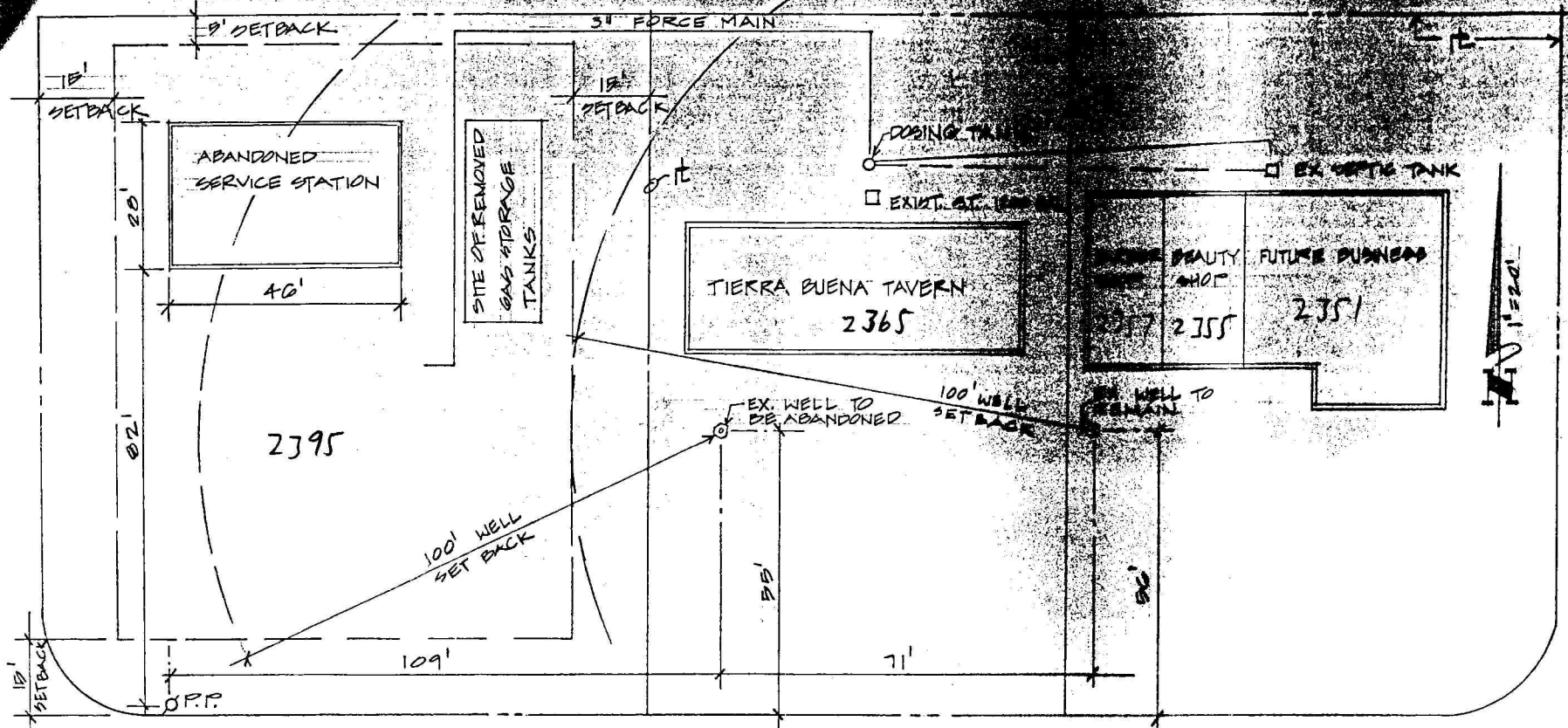
[ZAC@WMMT.COM](mailto:ZAC@WMMT.COM)

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Gate Code = 2351  
(Barber Shop Address)



BUTTE HOUSE ROAD

TIERRA BUENA BUSINESS  
COMPLEX  
SITE PLAN "A"  
SUTTER COUNTY CALIF  
REVISED: APR. 10-90 SCALE: 1" = 20'  
89-210 PREPARED BY M.H.M. INC