

(530) **671-0000**_{x14} YUBA COUNTY INDUSTRIAL LOT

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

AVAILABLE FOR SALE

4856 SKYWAY DRIVE OLIVEHURST, CA

CONVENIENTLY LOCATED NEAR THE YUBA COUNTY AIRPORT

2.5 Acres / 108,900 Square Feet. APN #0113-560-029

- Freeway Accessible. Highway 65 and Highway 70 nearby.
- Prime Industrial location. Services in the street.
- Great industrial opportunity in a depressed market. Don't miss out.
- Asking price: ~~\$114,000~~ **PRICE REDUCTION...NOW \$89,900**



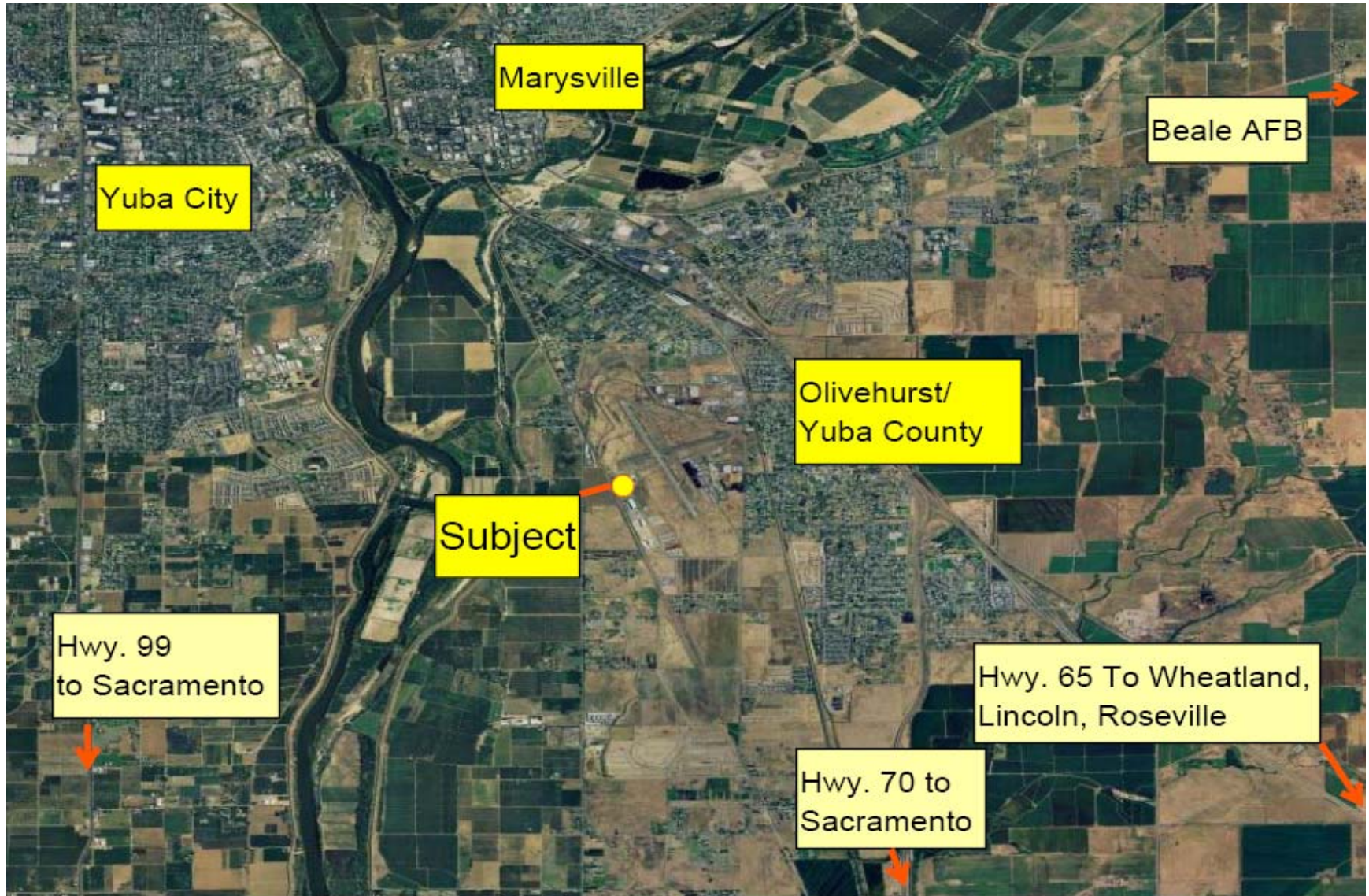
ZAC REPKA

CELL (530) 870-7778

DRE:# 01451649

ZAC@WMMT.COM

The information contained in this offering was provided from sources deemed to be reliable however Broker or owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.



Marysville

Yuba City

Beale AFB

Olivehurst/
Yuba County

Subject

Hwy. 99
to Sacramento

Hwy. 65 To Wheatland,
Lincoln, Roseville

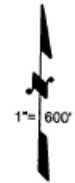
Hwy. 70 to
Sacramento

NOTE: This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

POR. BLKS. 6 & 7, FARMLAND COLONY 1

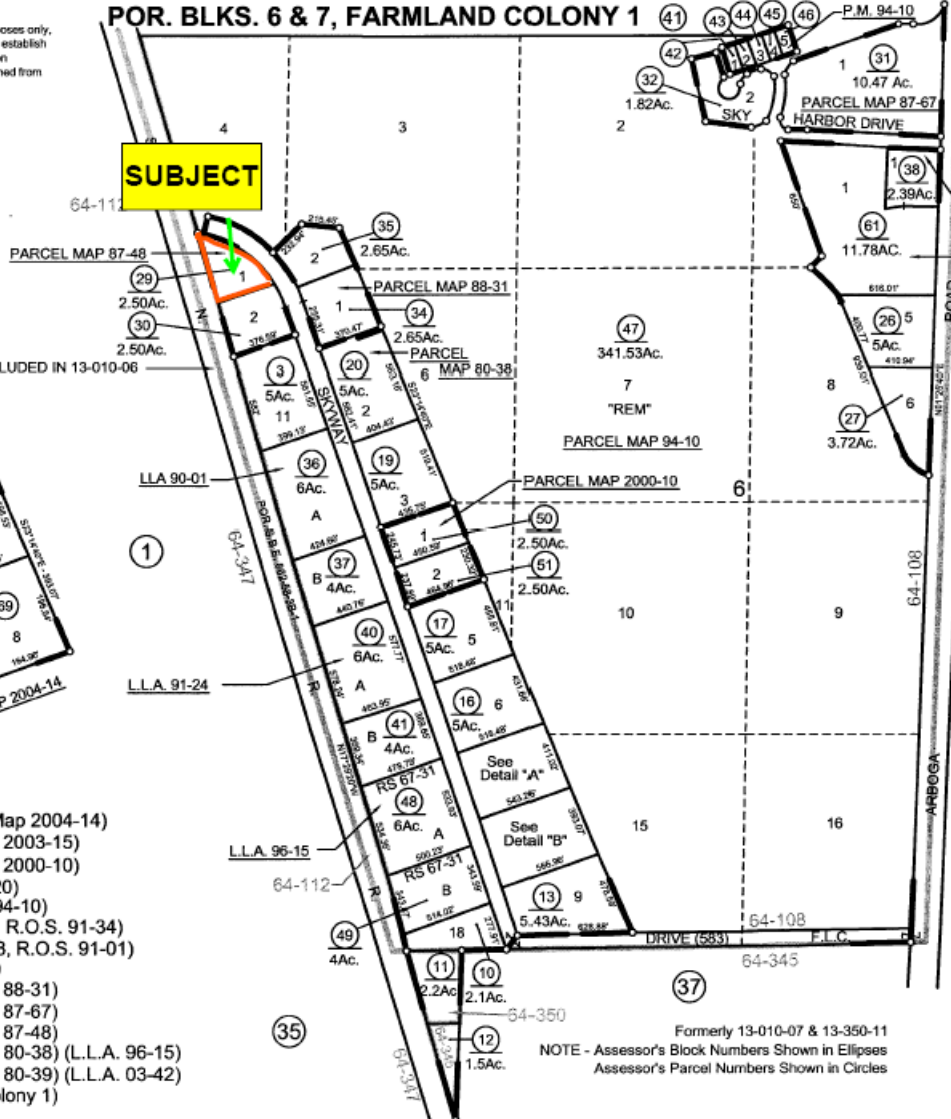
Tax Area Code **13-56**

64-108
64-345
64-350



- R.S. - Bk. 82, Pg. 21-22 (Parcel Map 2004-14)
- R.S. - Bk. 78, Pg. 29 (Parcel Map 2003-15)
- R.S. - Bk. 74, Pg. 44 (Parcel Map 2000-10)
- R.S. - Bk. 67, Pg. 31 (R.O.S. 96-20)
- R.S. - Bk. 65, Pg. 1 (Parcel Map 94-10)
- R.S. - Bk. 57, Pg. 4 (L.L.A. 91-24, R.O.S. 91-34)
- R.S. - Bk. 55, Pg. 32 (L.L.A. 90-28, R.O.S. 91-01)
- R.S. - Bk. 52, Pg. 8 (L.L.A. 90-01)
- R.S. - Bk. 48, Pg. 48 (Parcel Map 88-31)
- R.S. - Bk. 48, Pg. 16 (Parcel Map 87-67)
- R.S. - Bk. 48, Pg. 10 (Parcel Map 87-48)
- R.S. - Bk. 33, Pg. 45 (Parcel Map 80-38) (L.L.A. 96-15)
- R.S. - Bk. 33, Pg. 28 (Parcel Map 80-39) (L.L.A. 03-42)
- R.S. - Bk. 1, Pg. 23 (Farmland Colony 1)

SUBJECT



L.L.A. 90-28
PARCEL MAP 80-39
L.L.A. 03-42

- 2
- 10
- 15
- 20
- 25
- 30
- 10/05

Formerly 13-010-07 & 13-350-11
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

**Assessor's Map Bk.13, Pg.56
County of Yuba, Calif.**



4856 Skyway