

SPACE FOR SALE OR LEASE

**960 Gray Avenue
Yuba City, California**



- Location:** This property is located on the northwest corner of Gray Avenue and Louise Avenue in central Yuba City.
- Available Space:** The total space consists of 16,500sf upon about 0.85 acres. About 4600sf of warehouse space at the west end is currently rented to Sutter North, thus leaving about 11,900sf currently available.
- Sales Price:** \$1,999,500.00 in it's "As-Is" condition.
- Lease Price:** \$0.85/sf/month Gross in it's "As-Is" condition.
- Construction:** Metal. Extensively remodeled in the late 1990's.
- Zoning:** C3- Regional Commercial
- Comments:** Good size, well located, commercial building on a visible and busy corner in central Yuba City. Inexpensive, visible and easily accessible space is right here. Look no further. Sale subject to lot line adjustment approval by the City of Yuba City.

For Further Information Contact:

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Fred Cell: (530) 701-5216

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 to determine to tenant's satisfaction the suitability of the property for their intended use.



Colusa Avenue (Highway 20)

Red Robin

Wells Fargo

AM/PM

McDonald

Roca Way

Gay Avenue

Sonic

Food Maxx

Big 5

960 Gray Avenue

Louise Avenue

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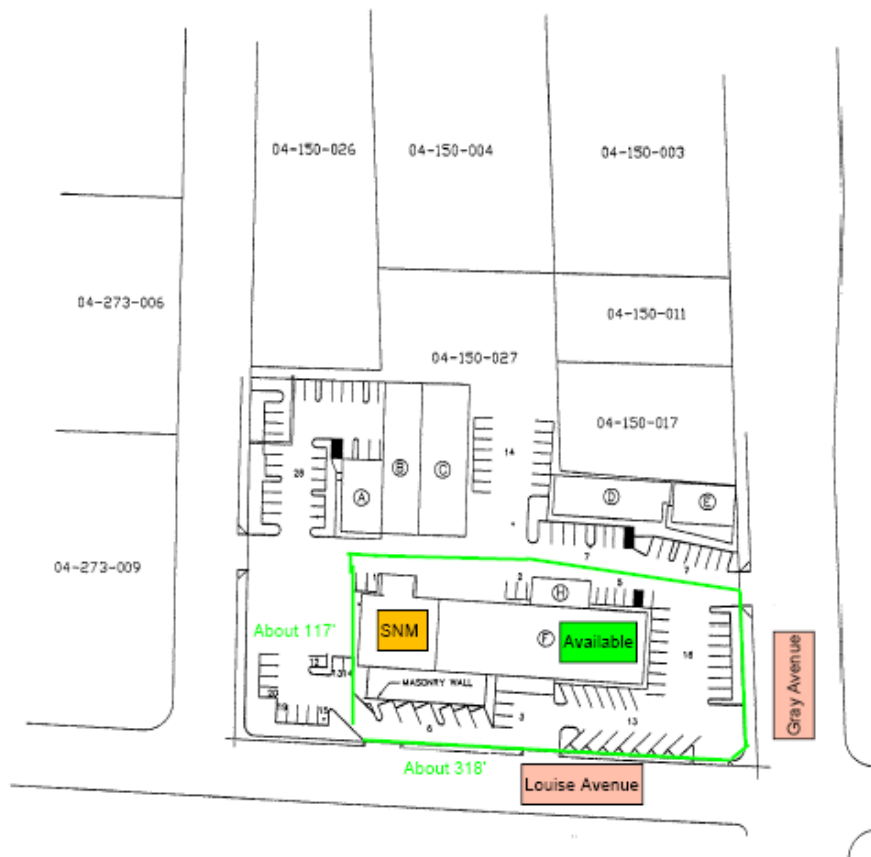
Pointer 39°06'27.02" N 121°37'50.96" W elev 58 ft

Kmart

Streaming 100%

Eye alt 1392

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MAPCO SITE DEVELOPMENT
 GRAY AVENUE, YUBA CITY, CA 95991



Yuba-Sutter Mall

Highway 20

Highway 99

Roccoa Way

Food Maxx

Gray Avenue

Subject

Louise Avenue

Kmart

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