

**OFFICE
BUILDING
FOR SALE
PRICE REDUCED**



**961 Live Oak Blvd.
Yuba City, CA**

SALE PRICE: \$645,000

- Price per sq. ft.: \$150
- Building Size: 4,300 SF
- Lot Size: .39 Acre
- 2,048 sq. ft. available for owner occupant
- AT&T Yellow Pages leases 2,252 sq. ft.
- Prominent corner location
- Ample onsite parking
- Recently remodeled
- Can accommodate two tenants or single user

FOR FURTHER INFORMATION CONTACT:

KAREN TABLER

CELL: 713-0243

karent@wmmt.com

CA DRE Lic #00886618

Meagher & Tomlinson
1007 Live Oak Blvd
Yuba City, CA 95991
(530) 671-0000
(530) 671-2717

www.wmmt.com