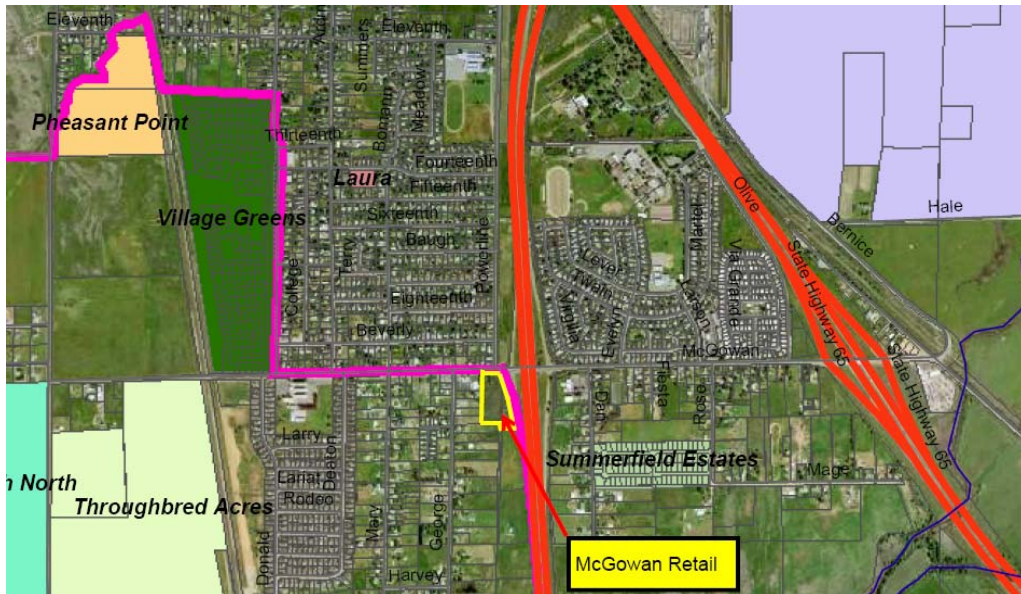


## McGOWAN RETAIL OLIVEHURST, CA

### DRASTIC PRICE REDUCTION!!!



Location: Southside of McGowan Road, Olivehurst, CA. The property is situated along Highway 70 to the east.

Traffic Count: 43,500+ ADT (Caltrans, 2004) Highway 70.

Size: 5.02 acres ± (218,672sf).

Zoning: Commercial.

Price: ~~\$2,624,064.00. (\$12.00/sf).~~ **\$1,312,032.00 (\$6.00)**

Comments: Property consists of two (2) parcels. The property has a conceptual layout (attached) that consists of four (4) buildings.

FOR MORE INFORMATION CONTACT:  
**FRED NORTHERN (CA RE Lic #01075027)**  
(530) 671-0000

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