



## Rarely Available!

For Lease

4,092 sq. ft. building in Mature Office/Business Area

Fronting on Live Oak Blvd.

1463 Live Oak Blvd. Yuba City, CA

Former Veterinary Clinic

Asking Rate: \$1.00 psf/mo NNN

**MEAGHER & TOMLINSON**

**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.



Easy Access from Live Oak Blvd.

Location provides excellent visibility. Easy to find for clients.

Great Frontage

Building Size: 4,092 sq. ft. Lot Size: 0.45 Acre

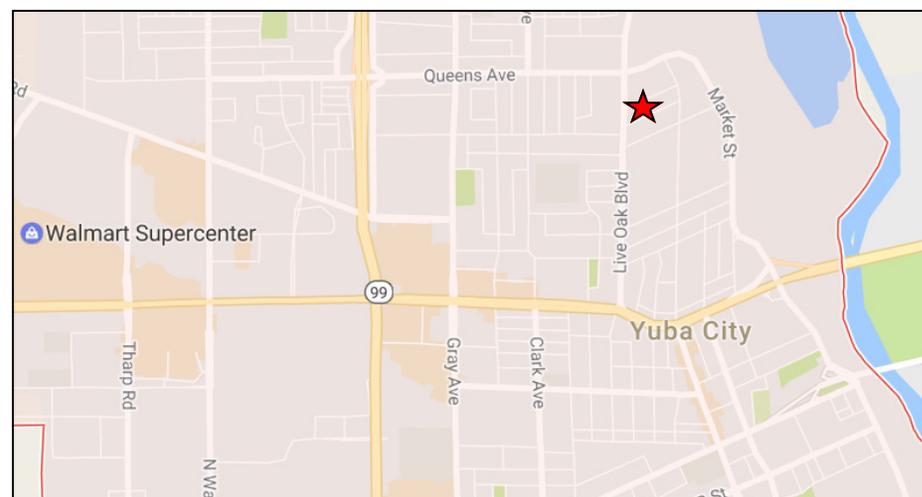
Nearby to Yuba City's medical center.

Within walking distance to Downtown Yuba City.

Yuba City MSA is in excess of 150,000 people.

Veterinary/Boarding uses may be excluded in any new lease.

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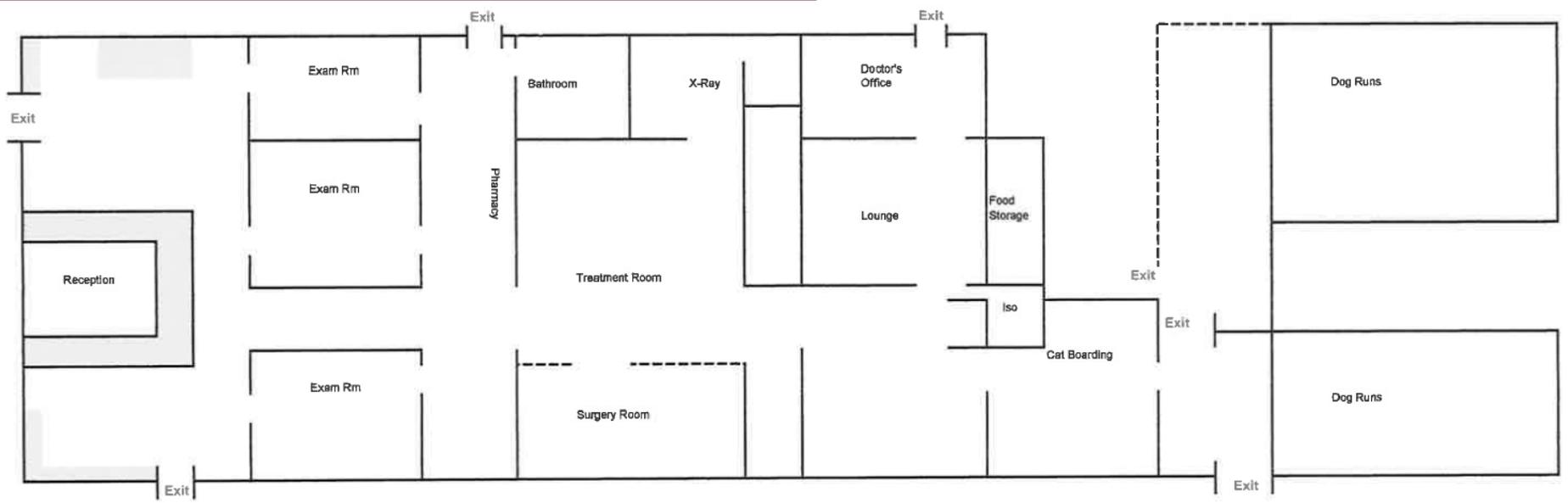


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