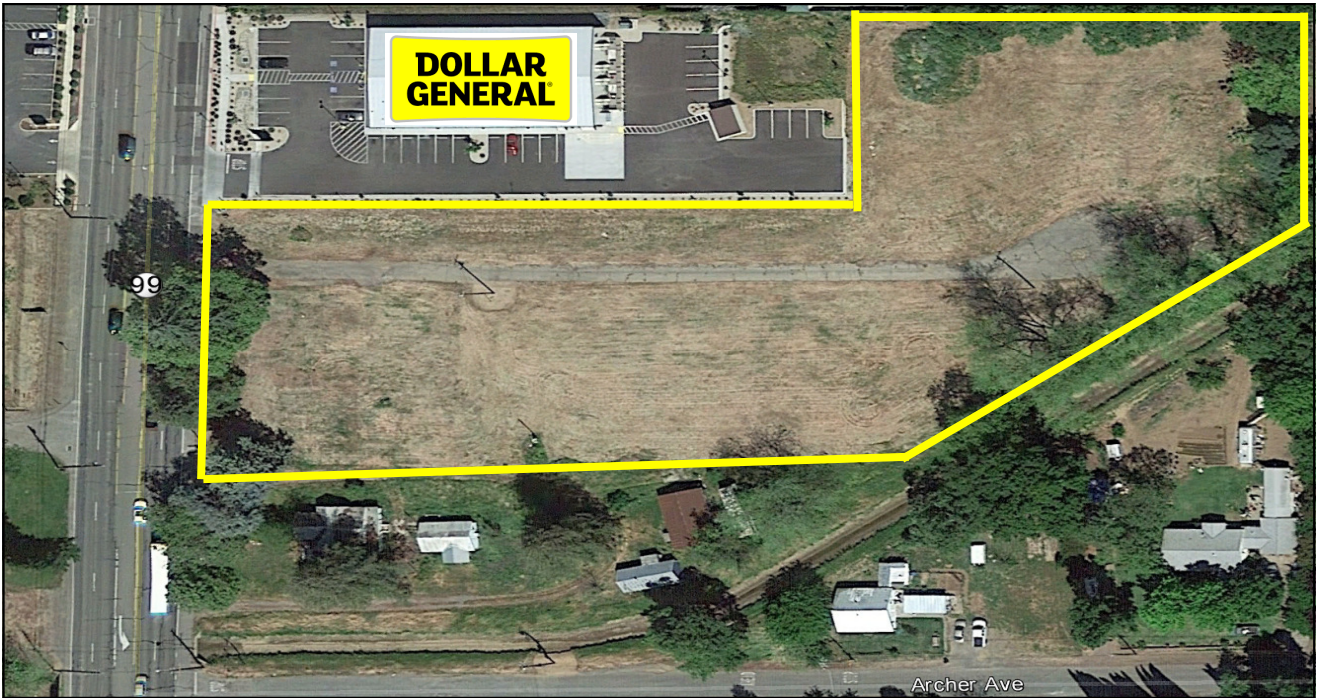


(530) **671-0000**<sub>x14</sub> **PRIME RETAIL DEVELOPMENT LAND**  
**3.04 ACRES IN GRIDLEY, CA**

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

## Superbly located with direct Highway Frontage & Access

- 1.06 Acre zoned commercial and 1.98 Acre zoned multifamily for total 3.04 Acres. Inside City Limits with services available.
- The entire 3.04 Acres has potential to be developed commercially
- Direct Access and Frontage on Hwy. 99
- Next to a brand new Dollar General
- Other nearby Businesses include: Taco Bell, McDonald's, Burger King, Subway, Black Bear Diner, Safeway, Rite Aid, Starbucks, Ace
- Asking Price \$790,000 APN #024-260-080 & 024-260-079



**ZAC REPKA** CELL(530)870-7778

DRE:# 01451649

[ZAC@WMMT.COM](mailto:ZAC@WMMT.COM)

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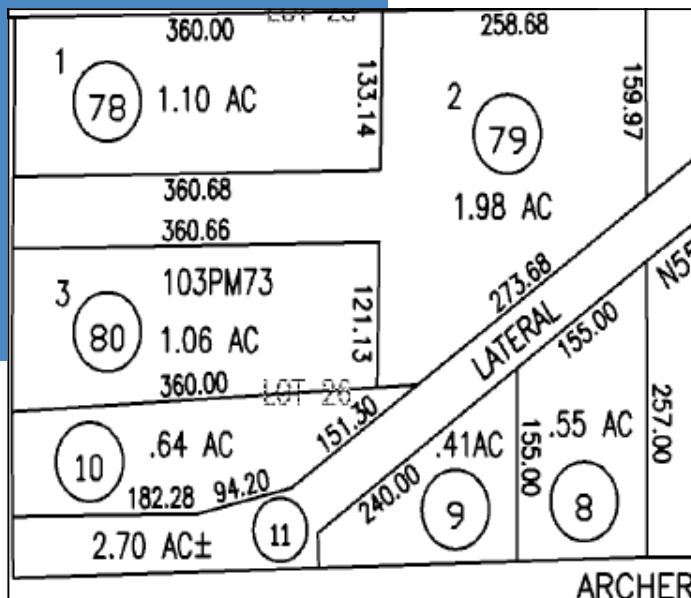
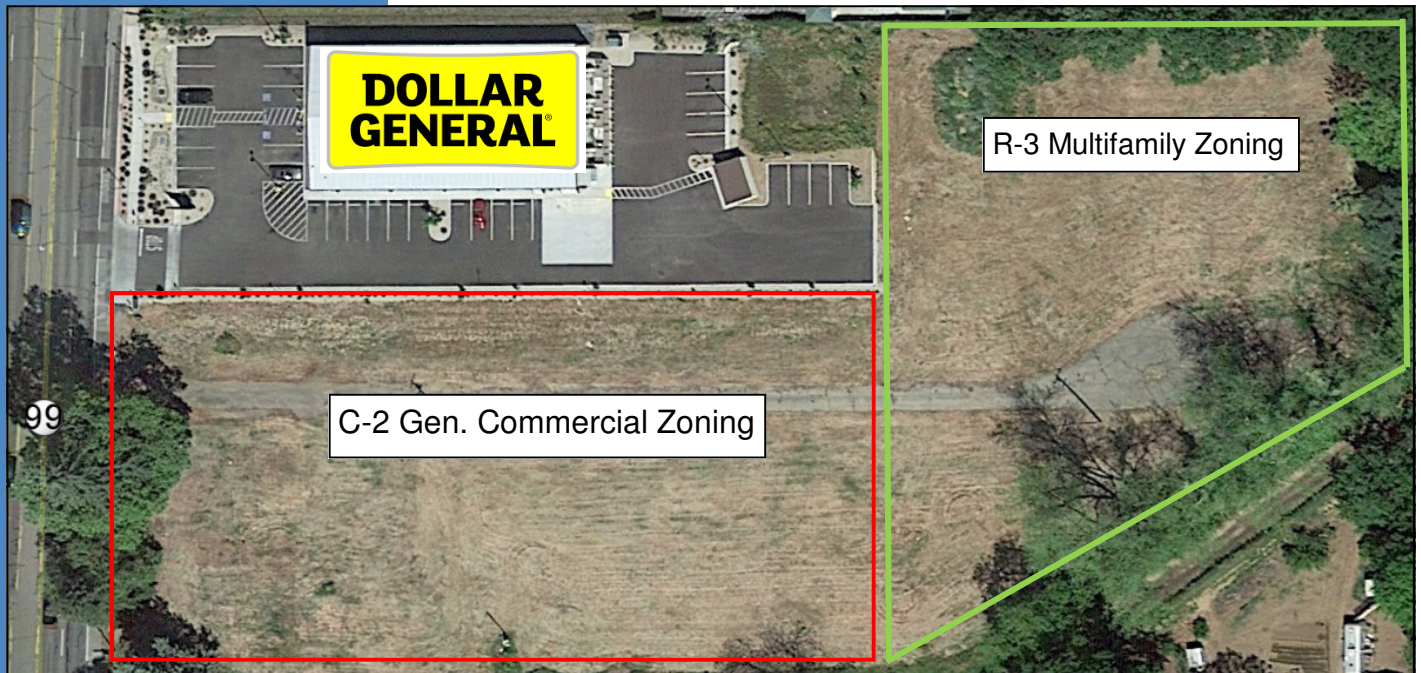




Please Contact: ZAC REPKA, Agt.  
(530)870-7778 / [zac@wmmmt.com](mailto:zac@wmmmt.com)

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**Contact Zac Repka**

**zac@wmmmt.com / (530)870-7778**

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