MEAGHER (TOMLINSON

FOR LEASE or BUILD TO SUIT

Butte County APN: 010-210-057 & 058

Meagher & Tomlinson 1007 Live Oak Blvd Suite A4 Yuba City, CA 95991 (530) 671-0000 Fax: (530) 671-2717

www.wmmt.com



1646 Highway 99 - *Gridley CA* **DEVEOPMENT SITE**

- 3.06 Acres
- 386+/- Feet of Frontage on Hwy 99
- 2 Signalized Intersections
- **C-2 Zoning** allows Discount Drug, Supermarket, Boat & RV sales, Hotel, Equipment sales & rental
- Nearby Tenants: Les Schwab Tires, Ace Hardware, Gridley Country Ford, Starbucks, Valley Truck & Tractor

Contact: KAREN TABLER cell: 713-0243 karent@wmmt.com CA BRE Broker Lic 00886618

The information contained in this offering was provided from sources deemed to be reliable however Broker 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.

1646 Highway 99 - Gridley, CA page 2: Aerial view and Map

Contact: KAREN TABLER *cell*: **713-0243**



Black Bear Diner (1

Cherry St

Norman St

Laurel St 2

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