

GRAY AVENUE RETAIL LOT

FOR SALE!!!

**911 Gray Avenue
Yuba City, California**



Location: This property is located on the southeast corner of Gray and Louise Avenues, on a signalized intersection in the heart of Yuba City.

Available Space: The Property consists of three (3) stand alone Structures totaling about 10,960SF on a 1.57+/- acre (68,389SF+/-) lot.

Existing Lease: There is an existing Lease with Enterprise Car Rental that expires January 31, 2022. They currently pay \$3,026.00/month MG. Rent increases three percent (3%) annually.

Sales Price: \$683,890.00. (\$10.00/SF) Terms available.

Zoning: C3, Regional Commercial.

Comments: Situated in along Gray Avenue in the heart of Yuba City. This space presents a rare opportunity to acquire a leased Property in a good location at a great price.

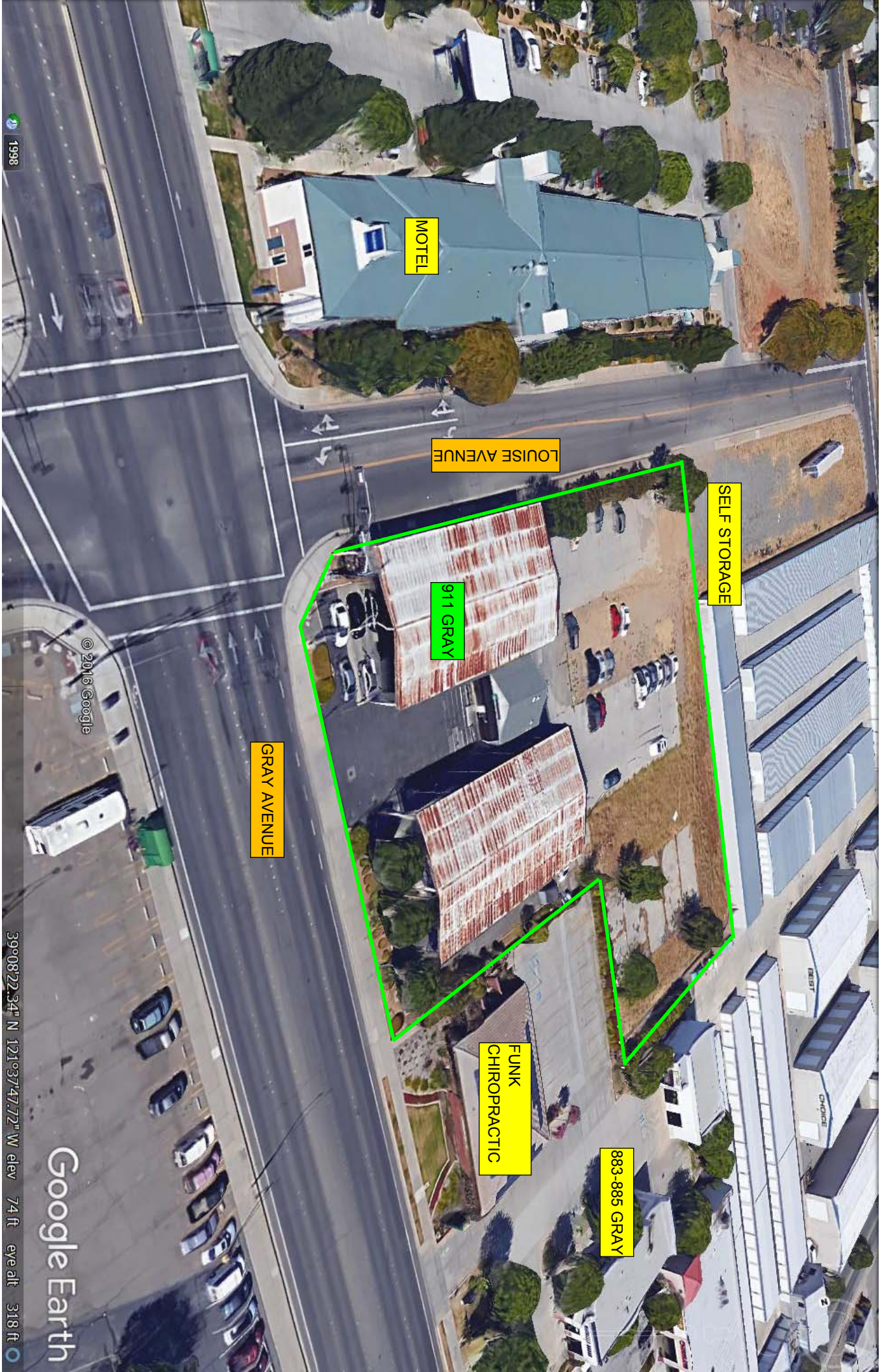
For Further Information Contact:

Fred Northern CA RE#01075027

Office: (530) 671-0000

Cell: (530) 701-5216

The above information was furnished by the owner and/or from public records and is believed to be reliable. However, this information is not warranted or guaranteed accurate or correct, and no warranty or guarantee is expressed or implied. All information is subject to independent verification by prospective tenants to determine to tenant's satisfaction the suitability of the property for their intended use.



MOTEL

LOUISE AVENUE

SELF STORAGE

911 GRAY

GRAY AVENUE

FUNK
CHIROPRACTIC

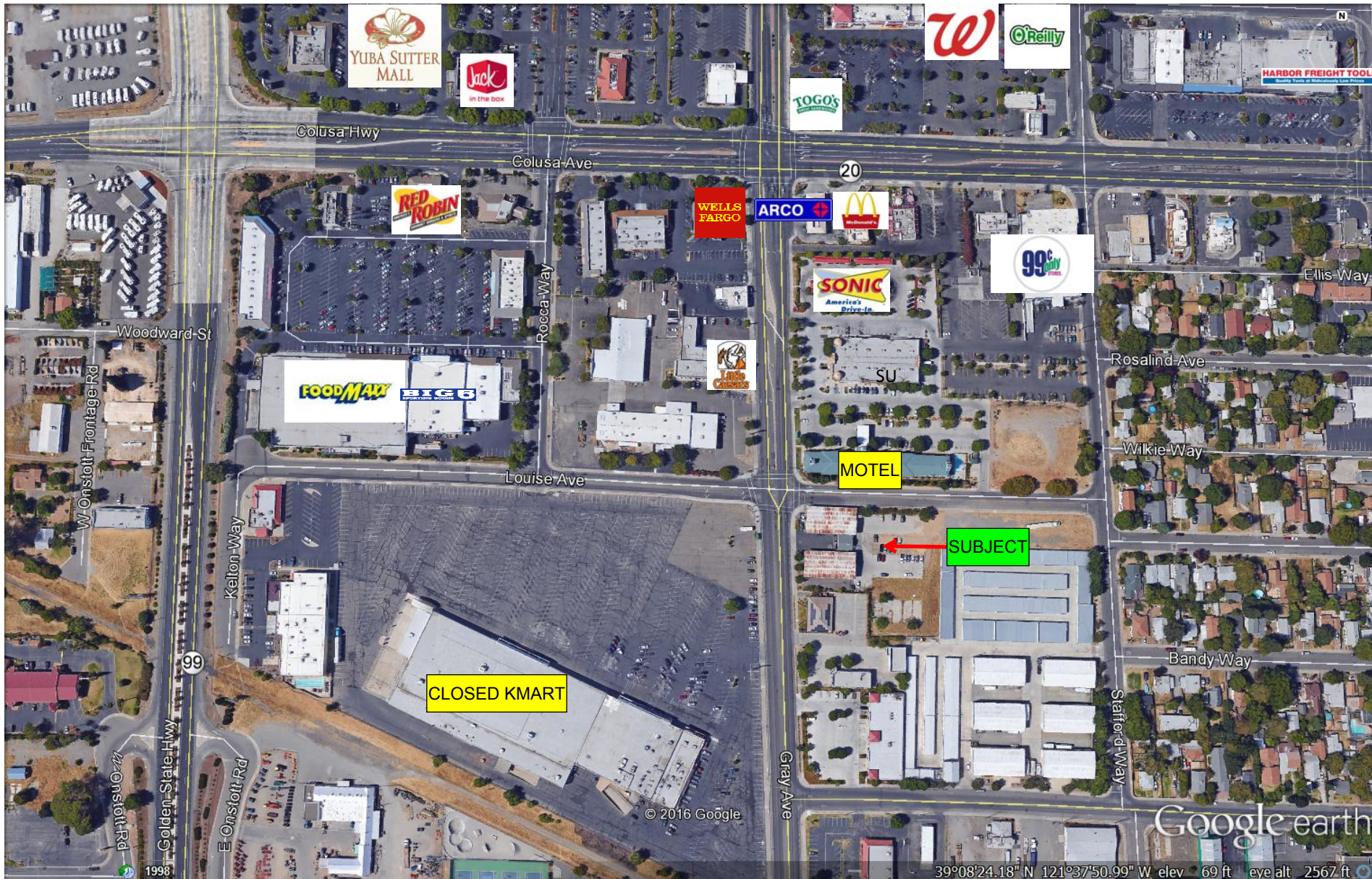
883-885 GRAY

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Google Earth

39°08'22.34" N 121°37'47.72" W elev 74 ft eye alt 318 ft

1998



52-17



City of Yuba City
Assessor's Map Bk.52 -Pg. 17
County of Sutter, Calif.
2004-1

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