

FOR SALE

Commercial Building

\$1,100,000

**670 Garden Highway
Yuba City, CA 95991**

<https://bizandland.com/gardenhwy>



Boundary lines are not a survey



Location & Brief Description

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Great Investment opportunity! The property with Commercial zoning has a residential house, a shop with office, lots of paved parking spaces. Located in desirable Industrial area of Yuba City.

Highly visible, on truck route, lots of parking. Multiple Income streams.

Great Investment property!

Disclaimer: The information has been obtained from sources believed reliable; but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Property Information

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Price: \$1,100,000

Building Size: 5,856 SF

Lot size: 42,689 SF (0.98 Acre)

Zoning: Commercial

APN Number: 53-500-050

County: Sutter, CA

**Property features 3 bed, 2 1/2 bath
residential house, Shop, Offices, Paved
Parking lot.**

**Residential Home, Shop, and partial office
are leased to Car Repair Shop.**

**Parking lot and partial office were leased to
used car dealer, now available for lease.**

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INTEGRITY TRUST SERVICE

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