



**CENTURY 21
COMMERCIAL.**

<https://bizandland.com/9793>

**9793 Live Oak Blvd
Live Oak, CA 95953**

APN # 006-222-002-000 (Sutter County)

Building SF: 4,922 SF

Lot Size: 0.17 Acres

Commercial Building

Jasdip Singh

(530) 300-4387

jsingh@c21selectgrop.com

Broker Associate, Lic 01988779

Advanced Commercial Advisor

Century 21 Select Real Estate Inc

<https://jasdipsingh.com>

Turn-key Commercial Investment – Fully Remodeled in 2024 | 6.1% Cap Rate

Leased at \$3,800/Month with 2% Annual Increases

Asking Price: \$595,000 | Price per SF: \$121



Property Highlights

*Complete Remodel (2024) – All major systems
and aesthetics updated*

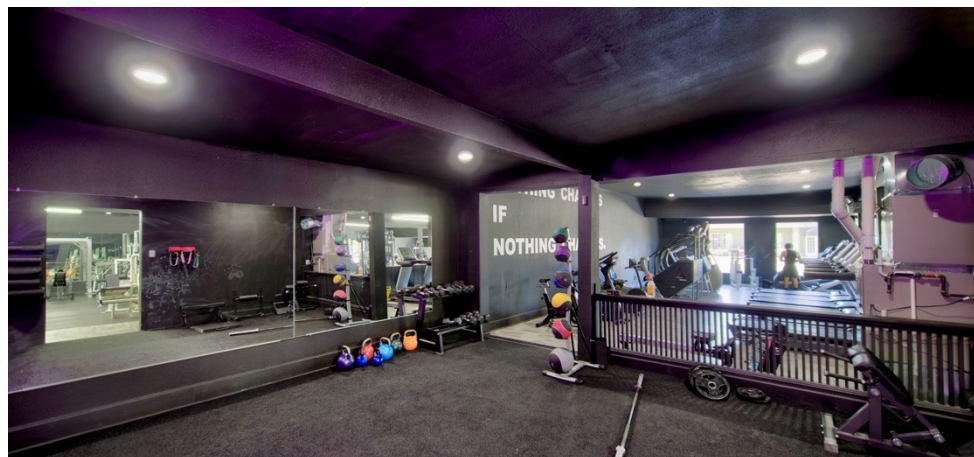
- New Roof & Rain Gutters
- Upgraded HVAC System
- Fresh Exterior Stucco & Re-Organized Windows
- New Flooring & Interior Paint
- Remodeled Bathrooms (ADA-compliant)
- Updated Lighting & Doors

Site Improvements:

- Marked Parking Spaces
- New Handicap Access Ramp
- Cleaned and Trimmed
Landscaping



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Financials

Income	\$ 45,600.00	<i>Current Assessed Value</i>	<i>\$ 357,000.00</i>
Expenses		<i>Current Property Tax</i>	<i>\$ 4,685.00</i>
Property Tax (based on list price)	\$ 7,735.00	<i>multiplier</i>	<i>1.30%</i>
Insurance	\$ 1,500.00		
Total Expenses	\$ 9,235.00		
Net Income	\$ 36,365.00		
Cap Rate	6.1%		
Price	\$ 595,000.00		

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.

Investment Summary:

- Asking Price: \$595,000
- Current Rent: \$3,800/month (\$45,600/year)
- Annual Increases: 2%
- Cap Rate: 6.1%
- No expenses anticipated for many years
- Price per SF: \$121/SF

Stay in touch to excel in life



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