



**Seller  
Financing  
Available!**

**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

Jasdip Singh

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Broker Associate, Lic 01988779

Advanced Commercial Advisor

Century 21 Select Real Estate Inc

<https://jasdipsingh.com>

**Turn-key Commercial Investment – Fully Remodeled in 2024 | 6.5% Cap Rate**

**Leased at \$3,876/Month with 2% Annual Increases**

**Asking Price: \$575,000 | Price per SF: \$117**



# Property Highlights

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

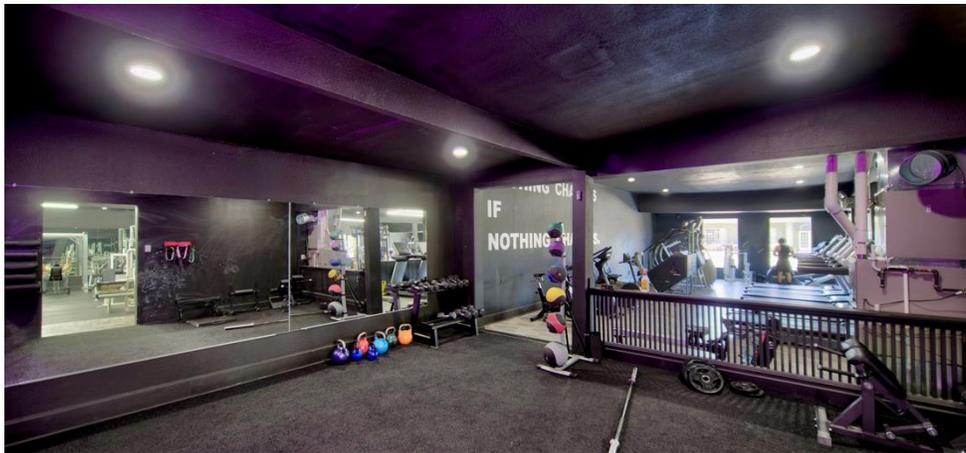
- New Roof & Rain Gutters
- Upgraded HVAC System
- Fresh Exterior Stucco & Re-Organized Windows
- New Flooring & Interior Paint
- Remodeled Bathrooms (ADA-compliant)
- Updated Lighting & Doors

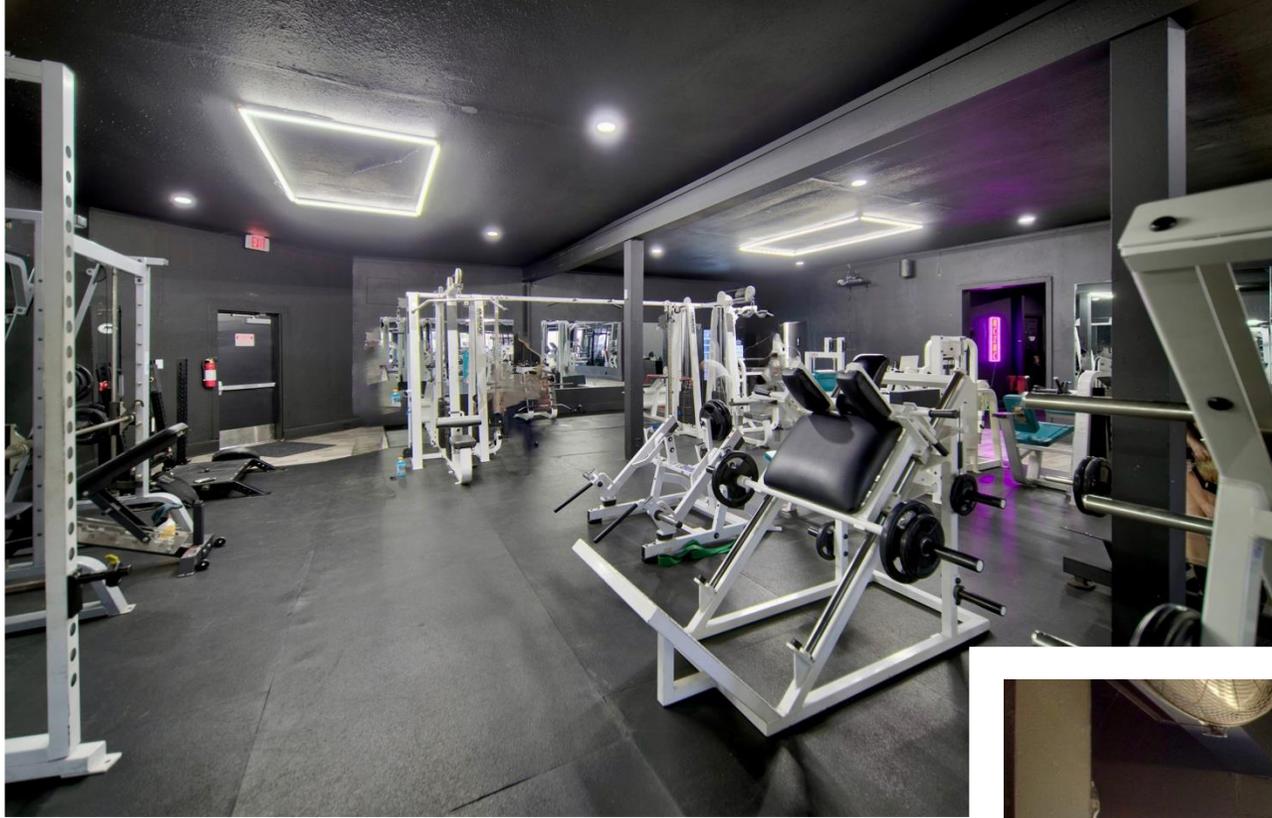
## Site Improvements:

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

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.





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# Financials

<b>Income</b>	<b>\$</b>	<b>46,512.00</b>	
			<i>Current Assessed Value</i> \$ 357,000.00
Expenses			<i>Current Property Tax</i> \$ 4,685.00
Property Tax (based on list price)	\$	7,475.00	<i>multiplier</i> 1.30%
Insurance	\$	1,500.00	
<b>Total Expenses</b>	<b>\$</b>	<b>8,975.00</b>	
<b>Net Income</b>	<b>\$</b>	<b>37,537.00</b>	
<b>Cap Rate</b>		<b>6.5%</b>	
<b>Price</b>	<b>\$</b>	<b>575,000.00</b>	

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# Investment Summary:

- Asking Price: \$575,000
- Current Rent: \$3,876/month  
(\$46,512/year)
- Annual Increases: 2%
- Cap Rate: 6.5%
- No expenses anticipated for many years
- Price per SF: \$117/SF

*Stay in touch to excel in life*

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