

FOR SALE

Commercial Building

\$595,000

9793 Live Oak Blvd  
Live Oak, CA 95953

<https://bizandland.com/9793>





# Location & Brief Description

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**Nice corner location on the intersection on highway and local street with traffic lights! Parking on 3 sides of the building, on Highway 99, Elm St, and Larkin Rd. The building used to be a thrift store in the past.**

**Ideal location for retail, warehouse, restaurant, or anything else you can imagine!**

**Great Commercial location!**

**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: \$595,000**

**Building Size: 4920 SF**

**Lot size: 7405 SF (0.17Acre)**

**Zoning: Commercial**

**APN Number: 06-222-002**

**County: Sutter, CA**

**Front: Hwy 99, 6 rolling shutters for higher exposure, main entrance door in the middle, and street parking**

**Side: Elm St, Main Parking, and another entrance**

**Back: Larkin Rd, Garage entrance and more parking**

**Inside: Flexible space for Retail, Warehouse, Inside Parking, and has a bathroom**

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INTEGRITY TRUST SERVICE

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