



**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

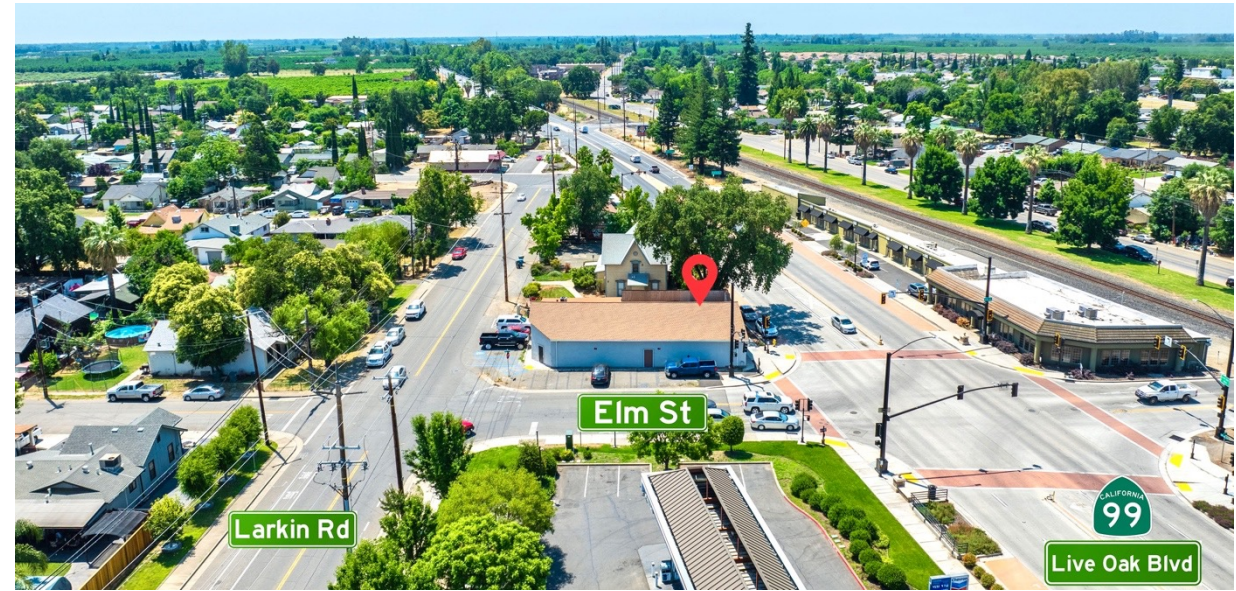
Century 21 Select Real Estate Inc

<https://jasdipsingh.com>

Turnkey Commercial Investment – Fully Remodeled in 2024 | 5.2% Cap Rate

Offered at \$679,000 | Leased at \$3,800/Month with 2% Annual Increases

Asking Price: \$679,000 | Price per SF: \$137/SF



Property Highlights

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

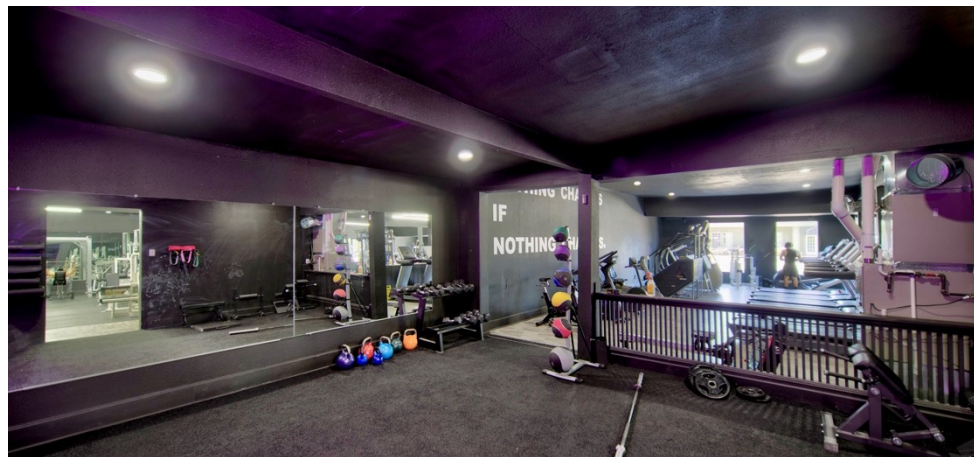
- New Roof & Rain Gutters
- Upgraded HVAC System
- Fresh Exterior Stucco & Re-Organized Windows
- New Flooring & Interior Paint
- Remodeled Bathrooms (ADA-compliant)
- Updated Lighting & Doors

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> \$ 357,000.00
Expenses		<i>Current Property Tax</i> \$ 4,685.00
Property Tax	\$ 8,900.00	<i>estimated new</i> 1.30%
Insurance	\$ 1,500.00	<i>estimated</i>
Total Expenses	\$ 10,400.00	
Net Income	\$ 35,200.00	
Cap Rate	5.2%	
Price	\$ 679,000.00	

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: \$679,000
- Current Rent: \$3,800/month (\$45,600/year)
- Annual Increases: 2%
- Cap Rate: 5.2%
- No expenses anticipated for many years
- Price per SF: \$137/SF

Stay in touch to excel in life

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