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# Commercial Land

## HIGHLIGHTS

- Price: \$1,074,000.00
- Price includes business
- Land can be sold separately
- Lot size: 3.09 Acres
- Price per acre: \$347,573
- Property type: Land
- Commercial Mixed Use
- Located in rapid growth commercial & residential
- Corner Hwy 20 & Husted Road near I-5
- Well and riparian water rights

*Located in an opportunity zone!*



*Location:*

*4001 Husted Road,  
Williams CA 95987*

[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)



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*4001 Husted Road*



*3.09 AC parcel with 2,400 sf shop building. Multi use parcel allows for many Commercial uses. Seller has 2 on going business that they will sell with or without the Real Estate. Turn Key both the Kirk's Custom Harvesting Business and Kirks AG Repair Priced at \$325,000 extra, includes all Harvesting Equipment and Fixtures and Parts , JOHN DEER service almost exclusively, seller will train new buyer*

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## *Financial Summary (Actual - 2019)*

### *Financial Summary*

- *Gross Rental Income: \$220,981*
- *Annual per SF: \$1.64*
- *Effective Gross Income: \$220,981*
- *Annual per SF: \$1.64*
- *Total Expenses: \$84,722*
- *Annual per SF: 0.63*
- *Net Operating Income: \$136,259*
- *Annual per SF: \$1.01*





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# Overview



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# Zoning Map

**Williams**

## Official Zoning Map

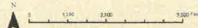
Pursuant to Section 17.01.010.3 of  
the City of Williams Zoning Code

### Legend

 City Limits

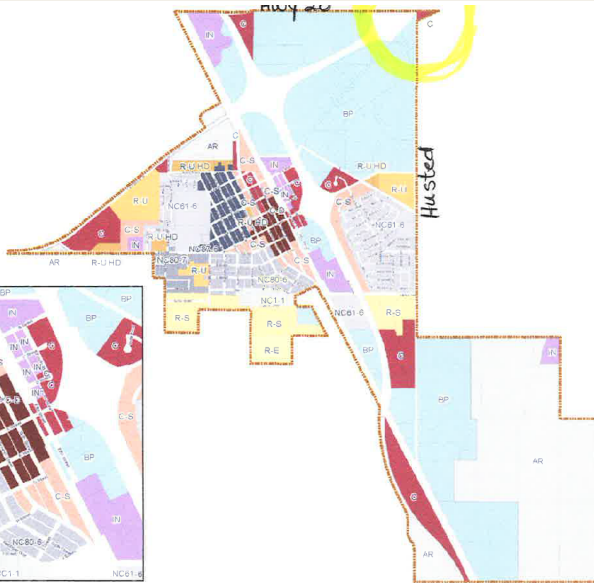
## Zoning Districts

- (AR) Agriculture
- (NC1-1) Neighborhood Conservation
- (NC61-6) Neighborhood Conservation
- (NC80-8) Neighborhood Conservation
- (NC80-7) Neighborhood Conservation
- (NC87-8) Neighborhood Conservation
- (R-E) Estate Residential
- (R-S) Suburban Residential
- (R-U) Urban Residential
- (R-U HD) Urban Residential High Density
- (C-S) Commercial Suburban
- (C) Commercial
- (C-D) Commercial Downtown
- (BP) Business Park
- (NI) Industrial



May 2012

### Downtown Inset

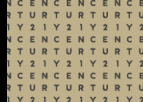






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# Photos



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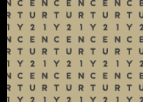
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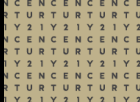






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