



**3351 INDUSTRIAL DR.
YUBA CITY, CA 95993**

4100 Square
Feet

The property consists of 4100 SF of mixed-use space (Office/Shop). There is a reception, 5 private offices, 2 bathrooms and a kitchenette in the front of the building. In the rear is 2 shop areas with demising wall. Wall has evidence of a sliding door indicating the shop spaces could be combined if desired. Each shop space has 2 roll up doors and its own bathroom. The property has a contiguous fenced yard starting on the sides and wrapping the rear of the building.

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LISTING PRICE
\$575,000



3351 INDUSTRIAL DR.

Yuba City, Ca 95993 • APN# 63-020-094

0.36± Total Acres

4100 Sq. Ft.

Location:

Industrial Drive, east of S. George Washington. West Yuba City.

Directions:

HWY 20 westbound. Turn south on S. George Washington BLVD, turn east on Industrial BLVD.

Description:

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Utilities:

Power only, City water, septic. Power 220 to the shop. Office HVAC (New Heater)

Zoning: Light Industrial

Listing Agent:

Dominique Belza, BRE# 01704405

530-701-1068

dom@cornerstonelandco.com



Dom Belza | Agent

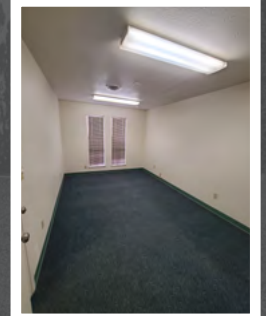
CA BRE Broker License No. 01704405

(530) 701-1068 dom@cornerstonelandco.com

Dom has successfully closed hundreds of Real Estate transactions since **2005**.



Dom understands the life blood of our community and comprehends what farmers and ranchers are looking for in a Real Estate Professional



Cornerstone Land Co

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