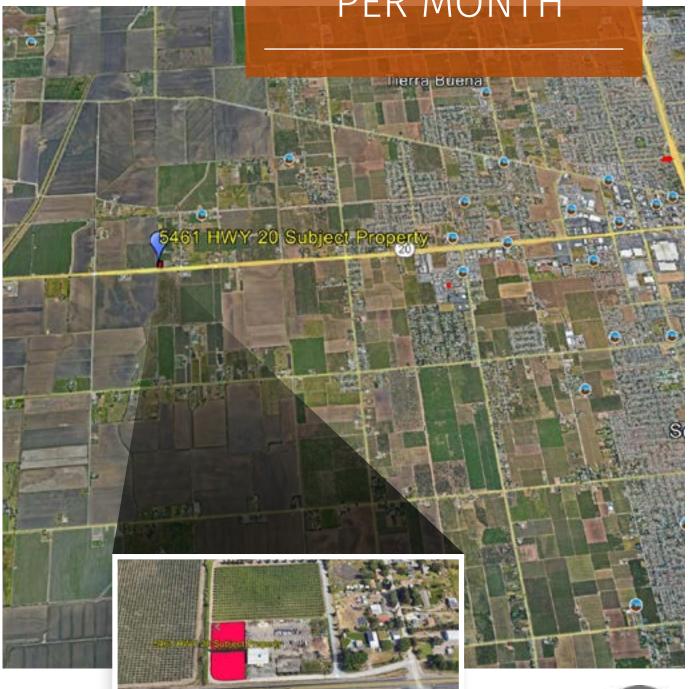




Dom Belza

Agent
CalBRE# 01704405
530-701-1068
dom@cornerstonelandco.com

\$5,000 PER MONTH





5461 HWY 20 YUBA CITY, CA 95993

APN# 013-280-021-000

Location:

Located in Sutter County at the intersection Lytle Road and HWY 20.

Directions:

HWY 20 Westbound, turn North on Lytle Rd, then immediately turn West on the frontage Rd.

Description:

This brand new 7000 SF shop building was constructed in 2023. It boasts 4, 14 Ft roll up doors, 18' clear height at center of building, concrete slab and ribbon around exterior. The interior is a blank page and interior offices can be built out as desired.

Utilities:

Power to be connected at occupancy. Power - 340 AMP service to the shop., Shared well, shared septic with adjacent building.

Zoning:

Current AG80

- potential rezone to Commercial
- some uses subject to conditional use permits



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**.





Cornerstone Land Co

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