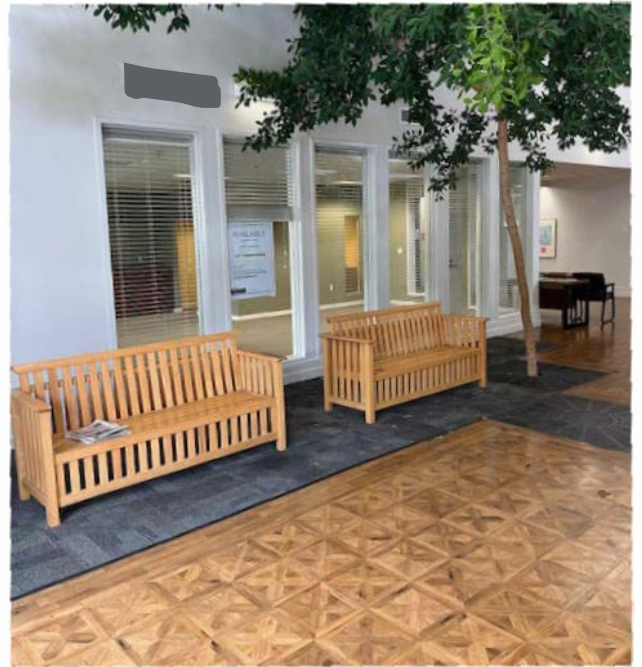


# Suite J (1 & 2) For Sale

## 125 North Lincoln St., Dixon, CA



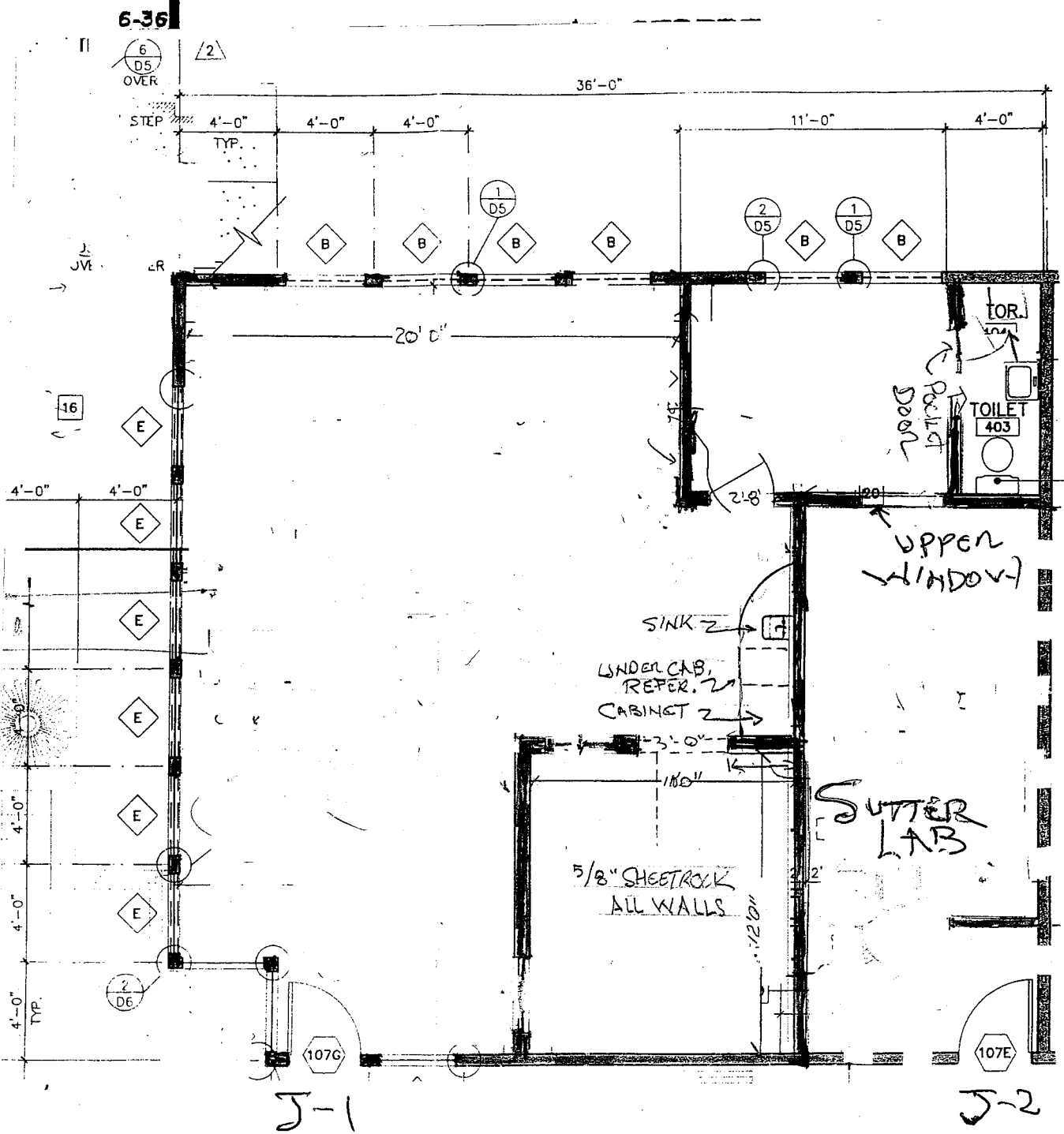
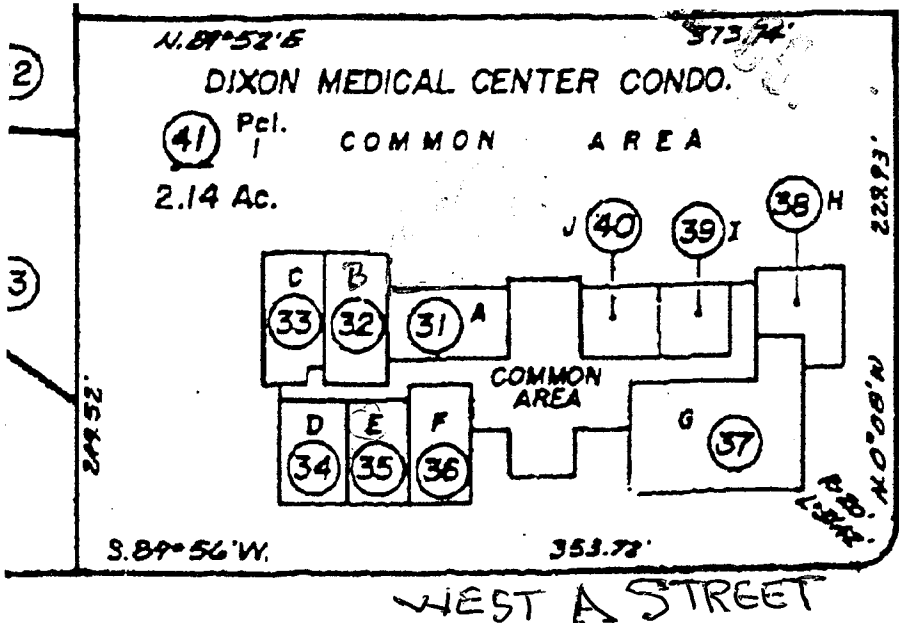
**Sale Price \$395,000**

APN: 0113-270-400

- ▶ Move-in ready J-1 (970 +/- sq ft ) Private bathroom w/ stacked washer/dryer hook up, security alarm, Herman Miller (Z Axis System) U shape work station w/ chair, 4 drawer black umber lateral file cabinet, and under counter refrigerator
- ▶ J-2 with its own HVAC Leased till 6/1/26
- ▶ Total 1,144 +/- square feet. Built: 1991
- ▶ Monthly dues of \$675 for condo association which includes gas. Condo separately metered for electricity
- ▶ Common Area: Two ADA bathrooms, large conference room w/ indoor and outdoor spaces
- ▶ Signage available on Monument Sign at corner of N. Lincoln & West A streets, Directional sign in atrium, and adjacent to door of each Suite
- ▶ For More sale information contact:

▶  
Chuck L. Krouse, Broker / Trustee of Owner

Tel: (707) 678-0500, (916) 847-0500, [chucklkrouse@gmail.com](mailto:chucklkrouse@gmail.com)

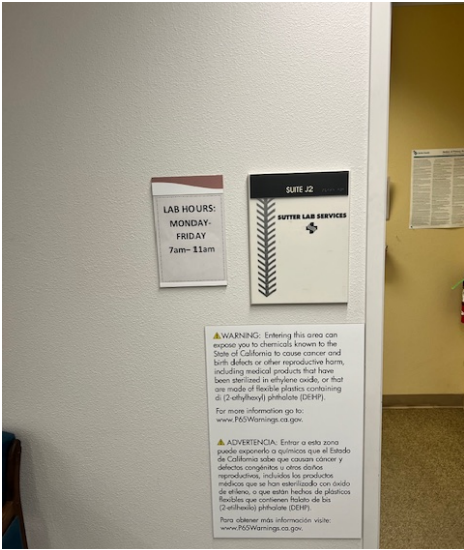


2. Use. Section 8.01 of the Declaration is deleted in its entirety and the following is inserted in its place:

**“8.01. Permitted Uses. Units shall be used only for medical and dental offices, laboratories, pharmacies and related and supporting clinical and health care services and for other professional office use, unless another use is authorized in writing by the Development Committee. No Unit shall be used for residential purposes. Approvals and disapprovals by the Development Committee of specific uses not otherwise permitted or unauthorized in this Declaration shall be based upon analysis of the anticipated effect of such operations or uses upon other Condominiums, upon other real property in the vicinity of the Property, and upon the occupants thereof, but shall be in the sole discretion of the Development Committee as further provided in Article 4 of this Declaration.”**



# Suite J-1 & J-2



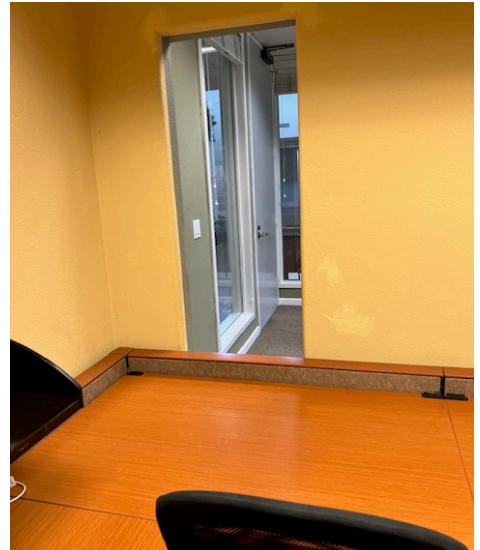
## DIRECTORY

<b>SUITE A</b> DIXON EYECARE ASSOCIATES The Ophthalmic Corporation JOHN G. KOYNE, O.D. ROBERT V. ANDERSON, O.D. TERRY B. WELSH, O.D. CHRISTIAN L. BRADSHAW, M.A.	<b>SUITE C</b> DIXON DIALYSIS SERVICES	<b>SUITE G</b> SUTTER MEDICAL FOUNDATION SUTTER MEDICAL GROUP PAUL J. JENNIFER SUITE 1, 101, 102, 103 DAVID BYTOMSKI, M.D. DAVID ADAM PETER, M.D. P.L. KOSINSKI, M.D. KEVIN MULLER, M.D.
<b>SUITE B</b> DIXON DIALYSIS SERVICES	<b>SUITE D</b> CALIFORNIA SLEEP SOLUTIONS SLEEP SOLUTIONS CENTER	<b>SUITE H</b> MAGNAN REHABILITATION SERVICES, INC. MAGNAN J. BROWN PT PAULA BROWN PT MAGNAN PT CYRIL TRAMBO
<b>SUITE E</b> PRJ INSURANCE & WEALTH MANAGEMENT DREW A. STANLEY - ADVISOR BLATT W. LINDSEY, CLU / ADVISOR	<b>SUITE F</b> DIXON ORAL & MAXILLOFACIAL SURGERY TYNE E. MERRILL, D.M.D., M.A. MICHAEL PATRICK, D.D.S.	<b>SUITE I</b> CHUCK KRUSSE RECKER - CONSULTANT Commercial Real Estate Services
		<b>SUITE J</b> CENTRAL VALLEY PHYSICAL THERAPY KARRIE GONZALES, P.T.
		<b>SUITE J2</b> SUTTER LAB SERVICES

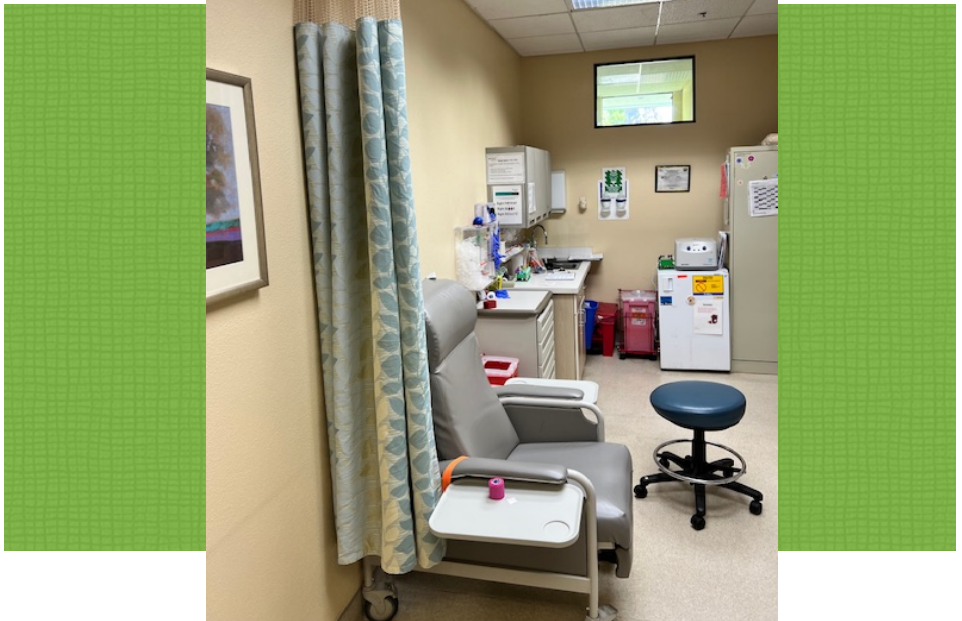


# Suite J-1 & J-2





# Suite J-1 & J-2





## Suite J-1 & J-2

