



**FOR SALE**

OFFICE BUILDING

# Alturas Building

415 Alturas St, Ste 4  
Yuba City, CA 95991

**PURCHASE PRICE: \$319,000**



**Jeffrey Helm**

Broker

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# Executive Summary

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### OFFERING SUMMARY

Sale Price:	\$319,000
Price / SF:	\$318.14
Condo Fee:	\$300/mo
Lot Size:	0.66 Acres
Year Built:	1967
Zoning:	C-O
Building Size:	1,097 SF

### PROPERTY OVERVIEW

This well-positioned medical office condo presents an exceptional opportunity for healthcare professionals and investors alike. Situated within an established professional complex, the property encompasses a total of 9,976 square feet of single-story medical office space. Built in 1967 and thoughtfully maintained, the building is classified as Class B and sits on a 0.66-acre lot. Configured for efficient use with a floor size of 1,097 square feet, the property benefits from flexible interior layouts suitable for dental, specialty medical, or general healthcare practices. With a strong parking ratio of 22 spaces per 1,000 square feet, patient and staff convenience is prioritized.

Zoned CO – specifically tailored for dental office use – and located within an Opportunity Zone, this property offers potential tax incentives for qualified investors. Whether you're looking to expand your practice or invest in a stable, income-generating asset, this medical office condo delivers functionality, accessibility, and long-term value.

### PROPERTY HIGHLIGHTS

- 1,097 SF building
- Built in 1967
- Zoned C-O
- Owner User Opportunity

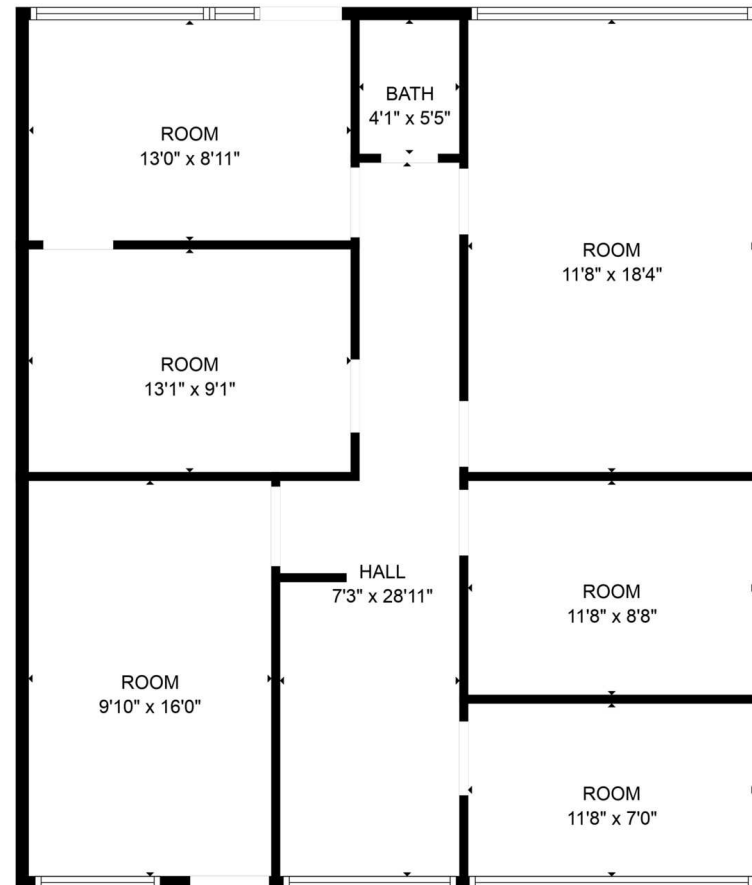
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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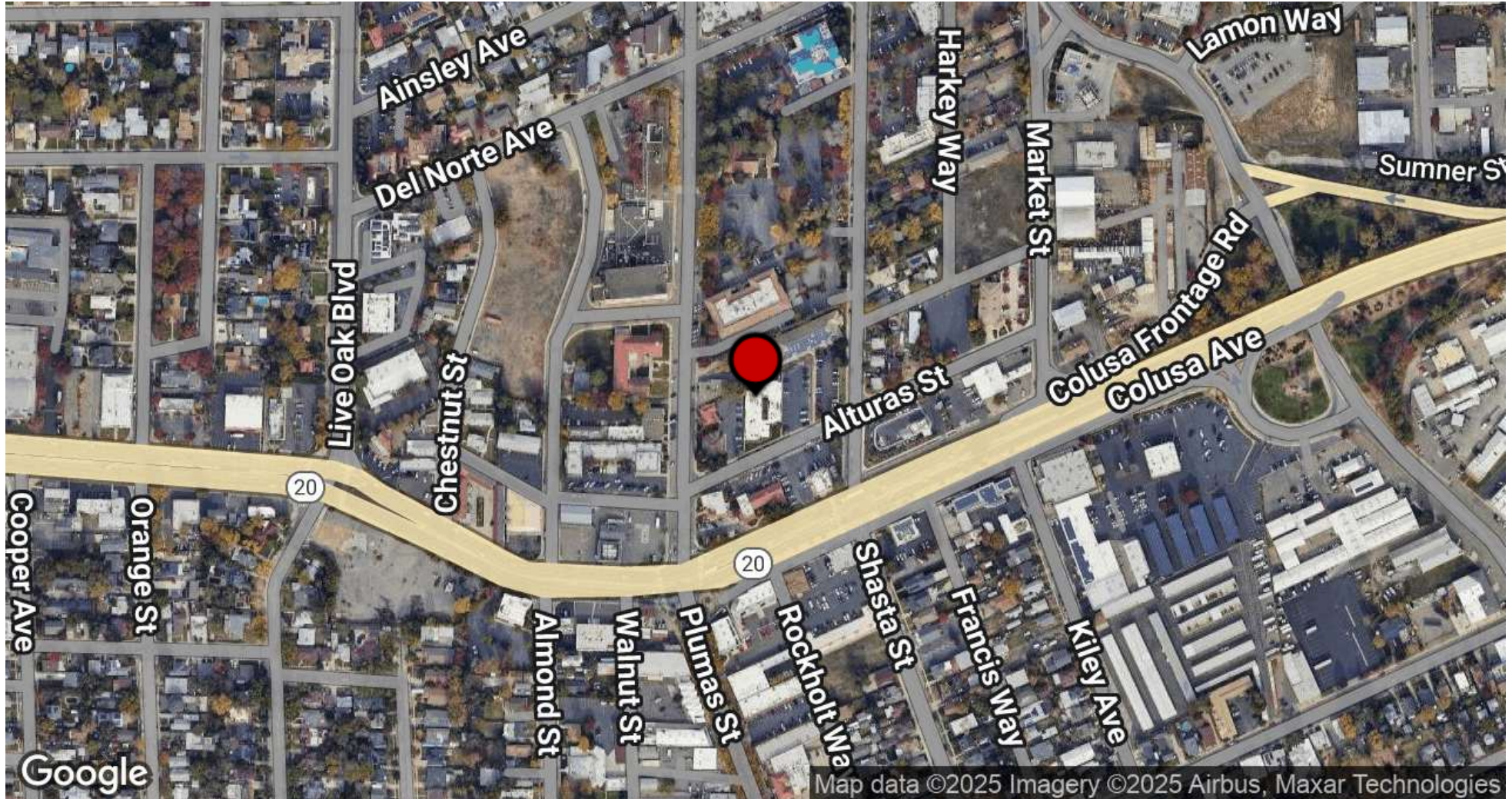
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# Location Map

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# Additional Photos

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# Demographics Map & Report

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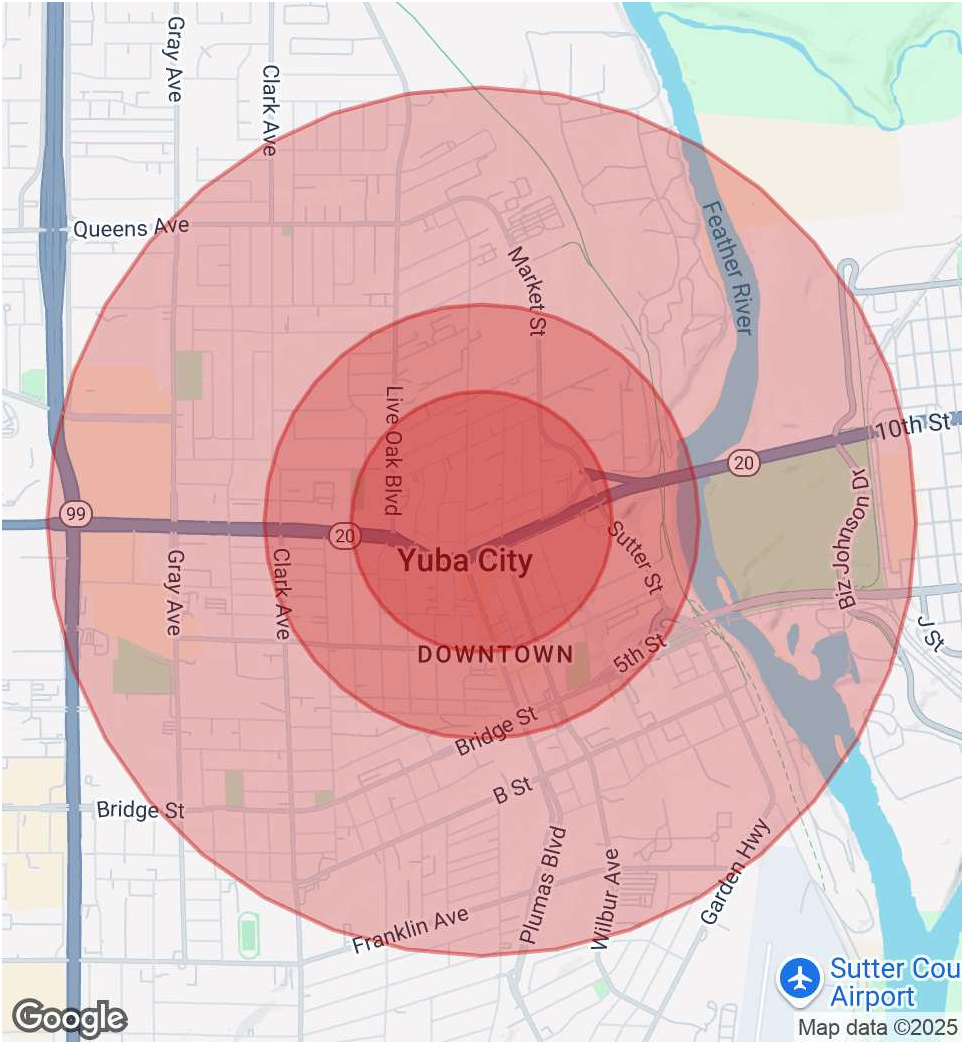


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,163	3,397	12,901
Average Age	37	36	38
Average Age (Male)	35	35	36
Average Age (Female)	38	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	1,259	4,712
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$65,455	\$64,790	\$62,335
Average House Value	\$317,167	\$304,802	\$318,274

RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	548	1,563	5,757
Total Population - Black	51	136	428
Total Population - Asian	54	170	733
Total Population - Hawaiian	4	13	38
Total Population - American Indian	32	96	354
Total Population - Other	317	903	3,573

Demographics data derived from AlphaMap



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