



Venture Oaks Real Estate Group, Inc. presents 525 & 529 Plumas Street, Yuba City, California 95991



- Prime Downtown Yuba City Location
- Excellent Owner-User or Investment Opportunity
- High Visibility and Accessibility on Plumas Street
- 2 Buildings and 16 Parking Spaces
- Monument Sign
- Growing Regional Economy Serving Yuba-Sutter Area
- Redevelopment Potential

The information contained in this brochure is from reliable sources and is believed to be correct but is NOT guaranteed.

DRE Lic. 02014113



525 & 529 Plumas Street, Yuba City, California 95991

Property Characteristics

Listing Broker:

Mary J. Hyatt, DRE#01825507

916-704-6143

mary.hyatt@ventureoaksre.com

Venture Oaks Real Estate Group, Inc. DRE#02014113



Property Overview

Address: 525 & 529 Plumas Street, Yuba City, CA 95991

County: Sutter

Zoning: C-MSP

Lot Size: .28 acre (APNs 052-322-005 & 052-322-006)

Building Size: approximately +/- 3,570 sq ft per TitlePro247

Year Built: 1977

Stories: 1

Buildings: 2

Parking: 16 Spaces



Listing Price \$448,000

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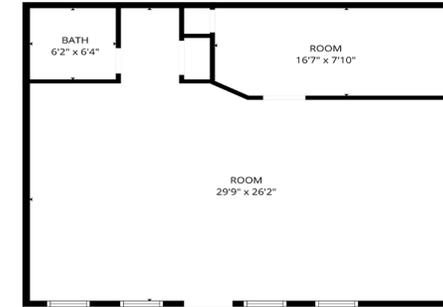


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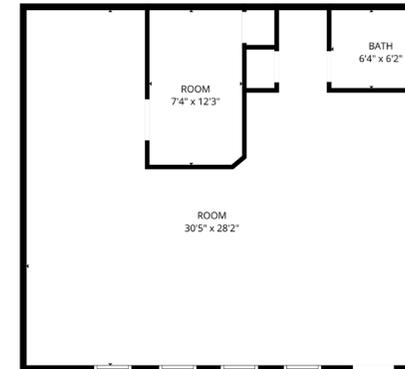
Exterior and Floor Plans (Suite A and Suite B)



Suite A-Vacant



Suite B-Month to Month Tenant



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525 Plumas Street, Yuba City, CA 95991

Interior – Suite A



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525 Plumas Street, Yuba City, CA 95991 Interior – Suite B*



* Currently occupied on a month to month basis.

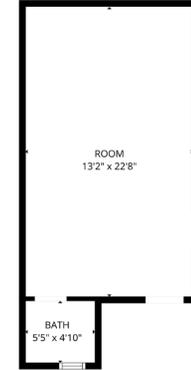
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VENTURE OAKS REAL ESTATE GROUP, INC. 2515 Venture Oaks Way, Suite 100, Sacramento, CA 95833

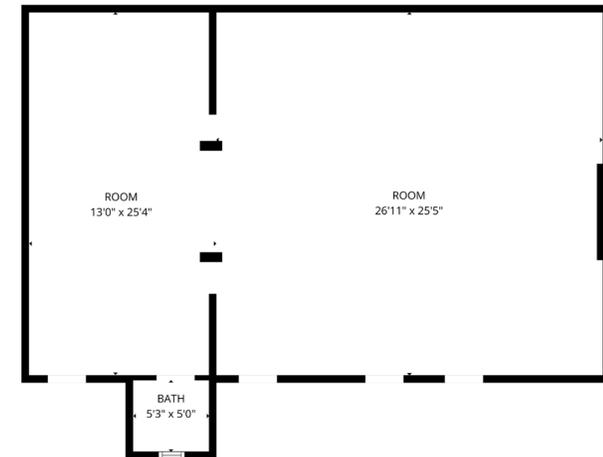


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Exterior and Flood Plans Suite A and Suite B



MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Interior -Suite A



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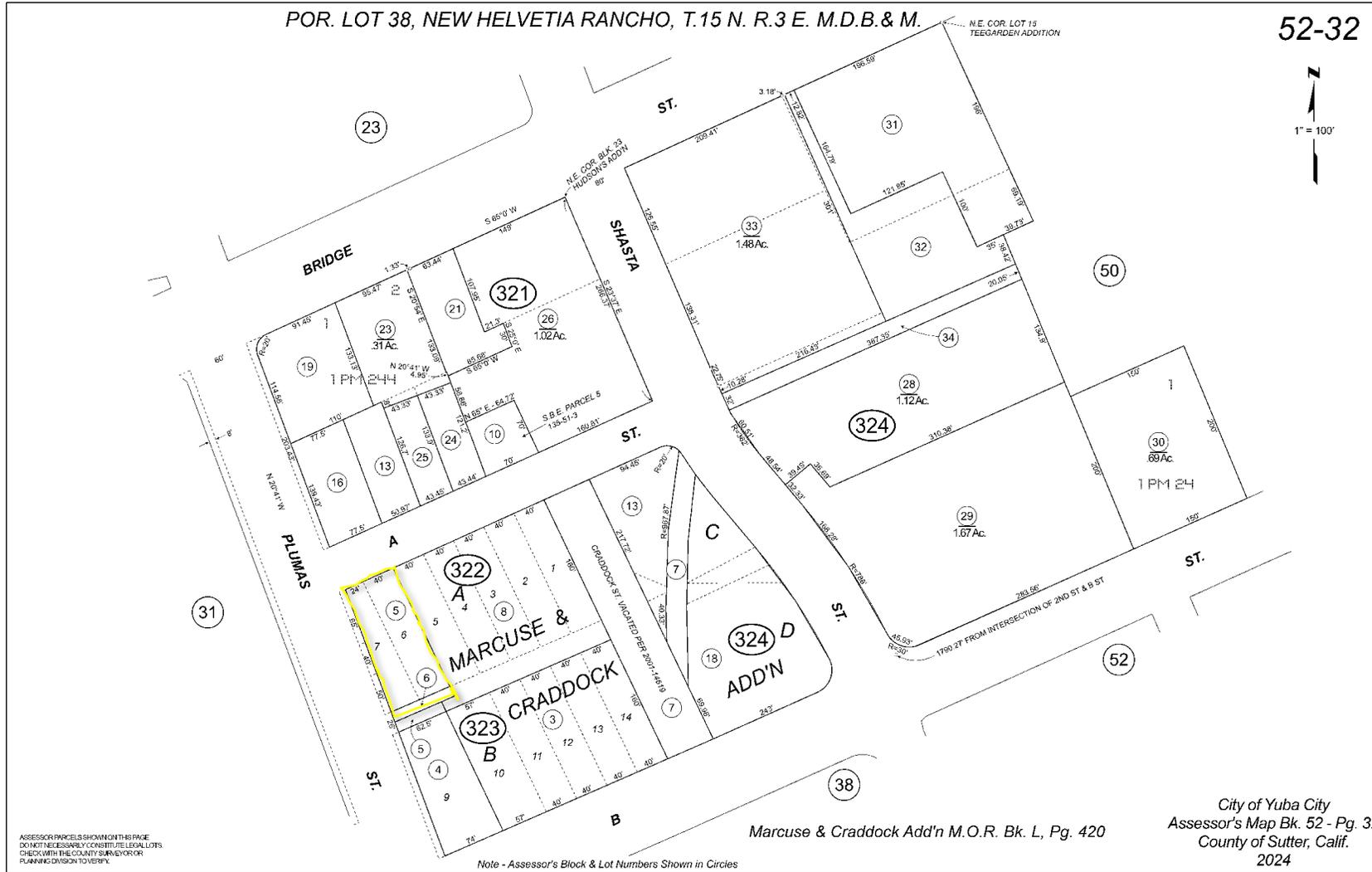
529 Plumas Street, Yuba City, CA 95991 Interior -Suite B*



The Close Closet currently occupies Suite B but will vacate the premises prior to the close of escrow in a sale.*
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525 & 529 Plumas Street– Parcel Map



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Additional Information

See also Sacramento MLS # 226024063

Qualified Buyers should call Mary J. Hyatt to tour the property and for more information.

Mary J. Hyatt, Broker (DRE# 01825507) & Eva H. Hill, Agent (DRE# 02045876)

Venture Oaks Real Estate Group, Inc.

mary.hyatt@ventureoaksre.com

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Tours must be scheduled with the broker with at least 24 hours notice.

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