

# Retail Space

153-161 Mill St., Grass Valley



FOR SALE or FOR LEASE



VIEW PROPERTY VIDEO





# BUILDING HIGHLIGHTS



Built in 1891 and 1900 (effective year 1980, two parcels included)



31,347 square feet of retail space on .43 acres of land



Located in Grass Valley's downtown district



Lots of boutique shops and foot traffic



Fully owned solar power system, central heating and air



Zoned TC (Town Core)



Ample parking behind the building, and adjacent on and off street parking

Nestled right in the middle of Grass Valley's historic downtown district next to boutique shops, restaurants, movie theater, and so much more. Populated by locals and from neighboring towns, there's a neverending resource of foot traffic.

Rare opportunity to be a part of this wonderful community! Call to schedule a tour today!

Offered For Sale at \$3,975,000  
9% CAP Pro Forma

For Lease at \$1.00psf NNN



**MEAGHER & TOMLINSON**

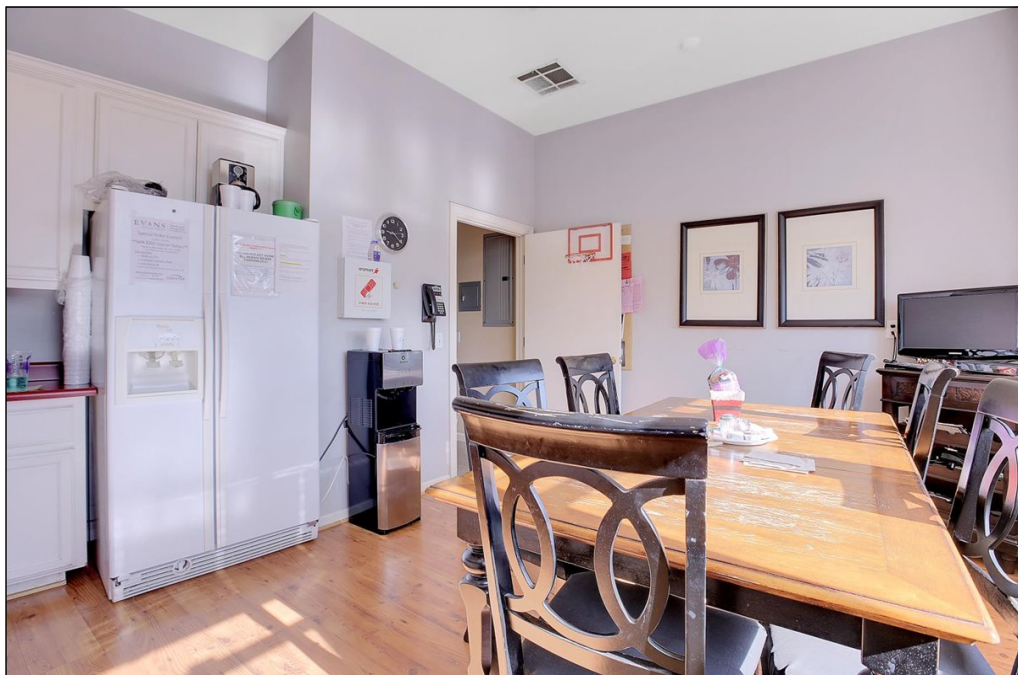


# INTERIOR PHOTOS



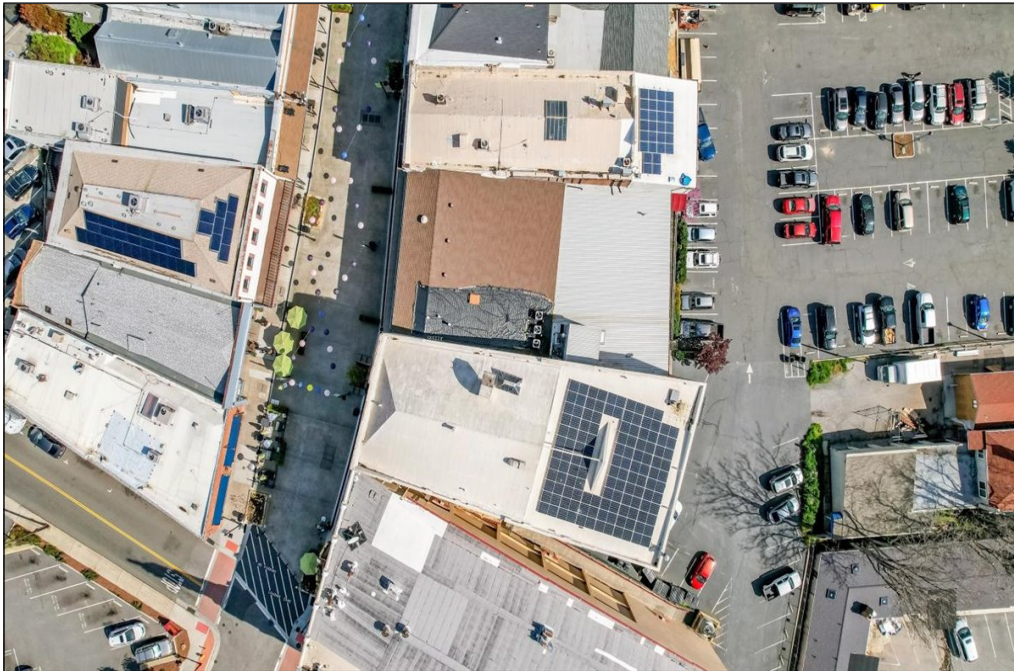


# INTERIOR PHOTOS





# EXTERIOR & AERIAL PHOTOS



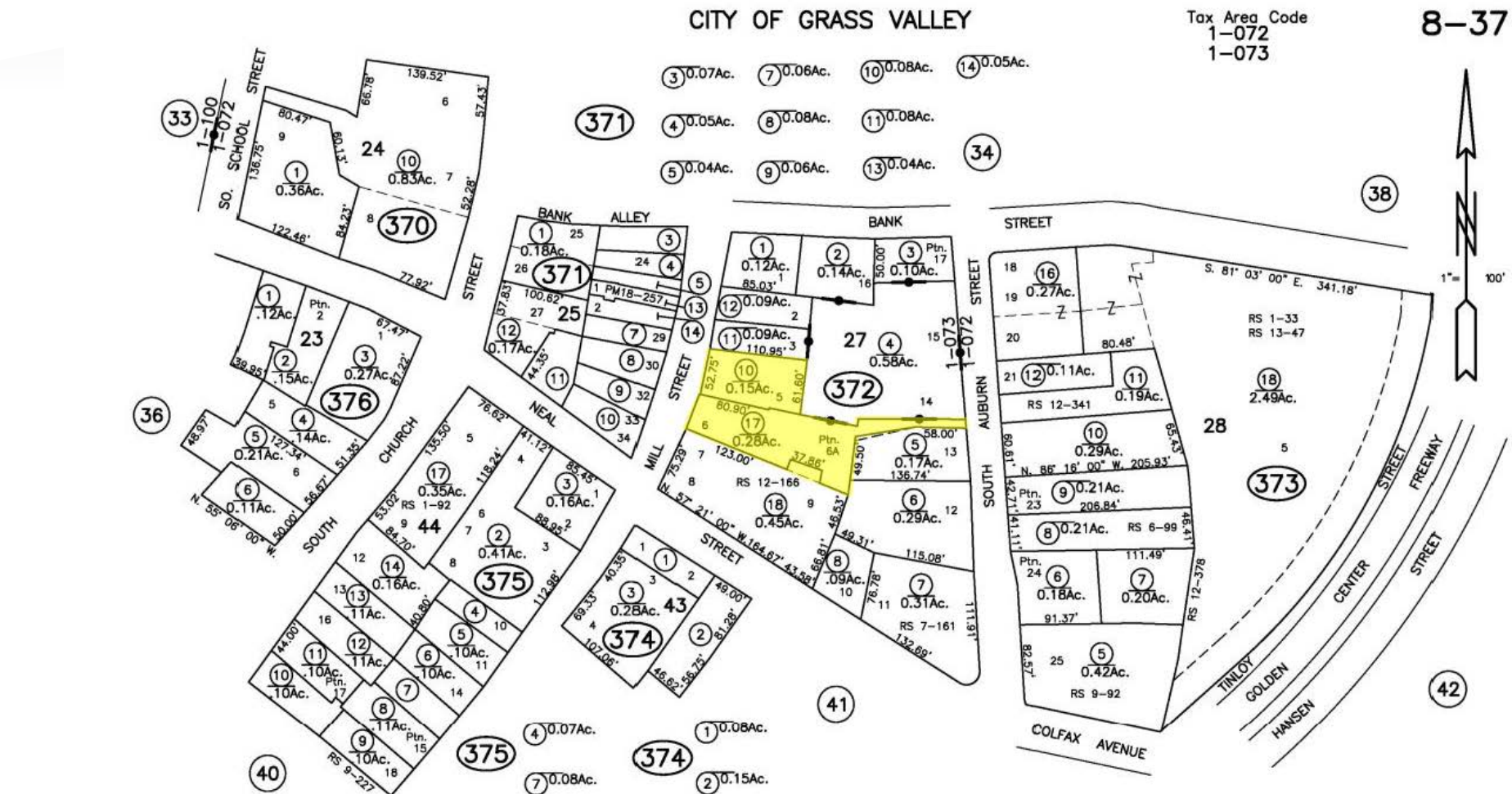


**SITE MAP** APN 008-372-010-000  
APN 008-372-017-000

SITE MAP

APN 008-372-010-000

APN 008-372-017-000



**ASSESSOR'S PARCEL MAP**  
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

NOTE: Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

GRASS VALLEY TOWNSITE

1-1-01  
1-1-03  
1-1-05  
1-1-06  
1-1-07  
1-1-10

Assessor's Map Bk. 8 -Pg.37  
County of Nevada, Calif.  
2000

LAST UPDATE: 4-4-13

NW 6/00





**JULIE SUTTON**  
Broker  
530 312 4589  
julie@wmmt.com  
Lic. 01894029



153-161 Mill St., Grass Valley



THE ABOVE INFORMATION WAS FURNISHED BY THE OWNER AND/OR FROM PUBLIC RECORDS, AND IS BELIEVED TO BE RELIABLE, HOWEVER, THIS INFORMATION IS NOT WARRANTED OR GUARANTEED ACCURATE OR CORRECT, AND NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED. ALL INFORMATION IS SUBJECT TO INDEPENDENT VERIFICATION BY PROSPECTIVE TENANTS/BUYERS TO DETERMINE TO TENANTS/BUYERS SATISFACTION THE SUITABILITY OF THE PROPERTY FOR THEIR INTENDED USE.