

FOR SALE

565 BRUNSWICK ROAD UNIT 15

GRASS VALLEY, CA 95945 · NEVADA COUNTY

PRICE
\$199,000

PRICE/SF
\$114/SF

SIZE
±1,742 SF

TYPE
Office Condo

Compelling entry point into western Nevada County's primary retail and commercial trade area. Five offices, conference room, reception, and private restroom. Corner end-unit with two exposures.

NUMBER	SIZE
1 80 CANDLED	8
2 LINDA D. PRINCE, DDS	9
4 7	9
5 KENNETH MORGAN, M.D. THE CHIROPRACTIC COLLEGE	11
6 NINA BRADNER ANDERSON, LLC	12
7 GRASS VALLEY PRODUCTIONS	14
8	14
9	14
10	14
11	14
12	14
13	14
14 JOSEPH A. MILLER, D.M.D. THE DENTAL CENTER	15
15	15

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Sale Price	\$199,000
Price Per SF	\$114/SF
Size	±1,742 SF
Property Type	Office Condominium
Offices	5 Private Offices
Conference Room	Yes
Reception Area	Yes
Restroom	Private (Travertine Tile)
Building	2-Story Complex
Position	Corner End-Unit
Exposures	Two Sides — Natural Light
Zoning	OP
OA Responsibilities	Ext. Maint. / Ins. / Roof / Parking

HIGHLIGHTS

- Entry-level cost basis in prime trade area
- Recessed ceilings with distinctive chandeliers
- Full-wall built-in walnut shelving
- Forested views through pine canopy
- Crown molding detail throughout
- Corner position — acoustic privacy
- Ample shared parking lot access
- Well-established professional complex

