



**\*Disclaimer: This information is deemed reliable, but cannot be guaranteed. All parties interested are encouraged to complete any and all inspections to satisfy themselves as to condition of property.**

## **GOLD COUNTRY**

00 Dorsey Dr, Grass Valley, CA 95945

**3.12 Acre Lot Zoned R3 for Multifamily Residences**

**John Ochipinti**

Office (530) 674-2370

Cell (530) 301-4422

License #00560647

Email: [j@aztecred.com](mailto:j@aztecred.com)



**Asking Price: \$995,000.00**

**3.12 Acre lot zoned R-3 for multifamily residences located in Grass Valley near an existing multifamily residence as well as a long term care facility. Nevada County is known as the heart of the "Gold Country". Nevada Counties economy is well supported by a wide array of industries, including manufacturing, retail, technology, agriculture, construction, and health services. The assessed value of Nevada County real estate increased from \$4.2 billion in 1997 to a high of \$20.4 billion in 2020. Both assessed value per capita and average home value have increased since the last recession, reflecting the rebound in the real estate market.**



# GOLD COUNTRY

00 Dorsey Dr, Grass Valley, CA 95945

3.12 Acre Lot Zoned R3 for Multifamily  
Residences

**John Ochipinti**

Office (530) 674-2370

Cell (530) 301-4422

License #00560647

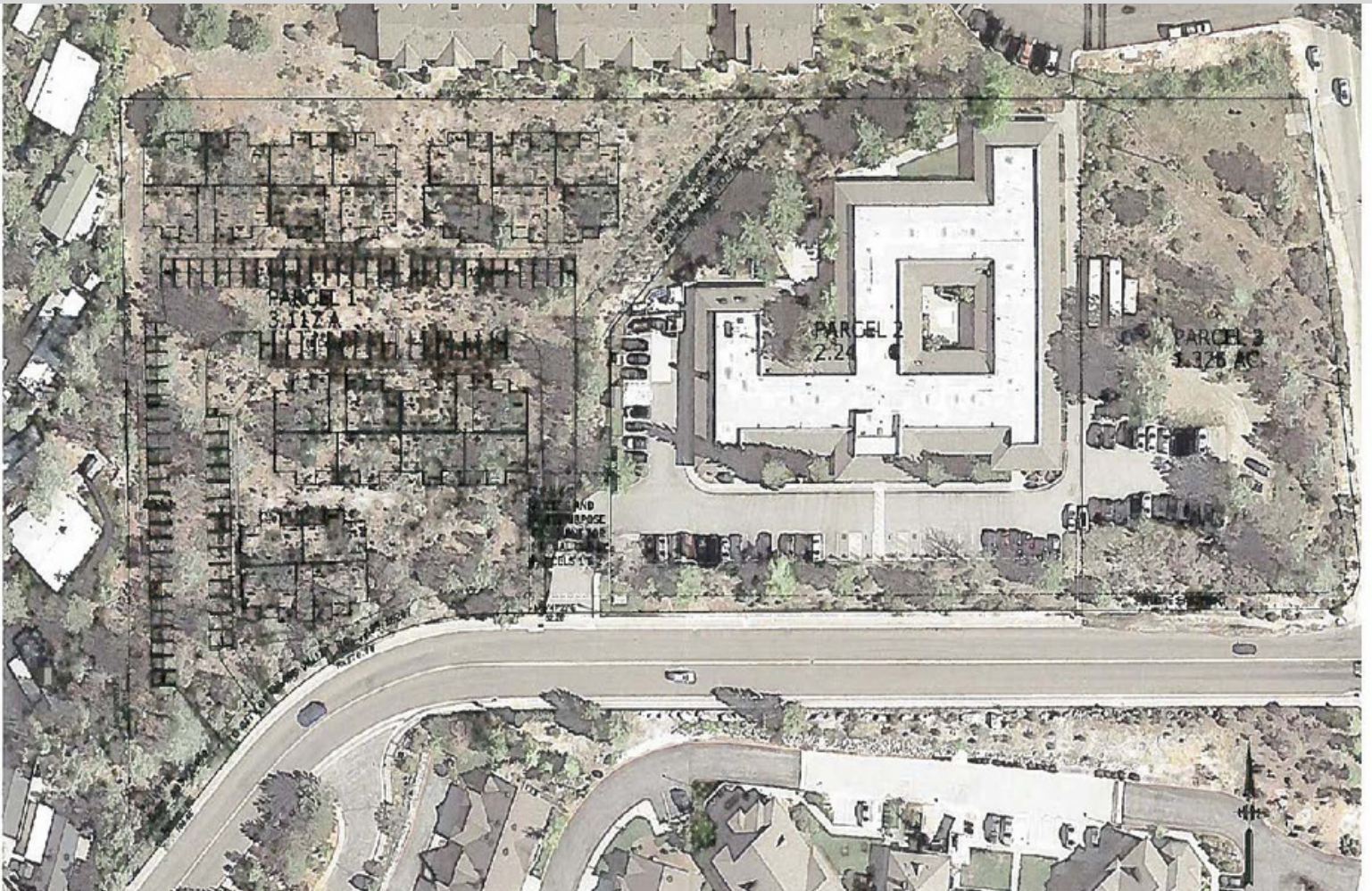
Email: [j@aztecred.com](mailto:j@aztecred.com)



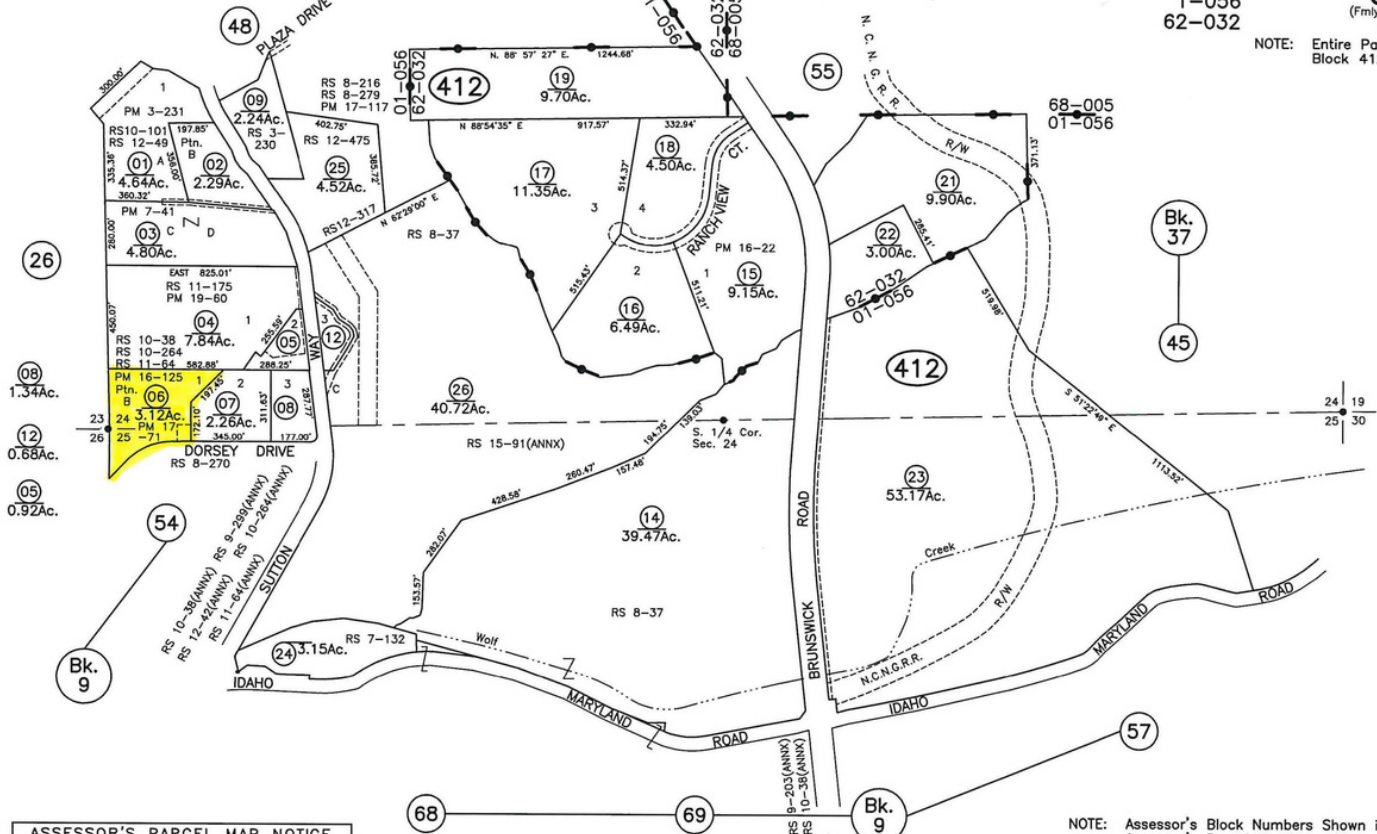
## Local Demographics

The city of Grass Valley is the largest city in the western region of Nevada County, California, United States. Situated at roughly 2,500 feet elevation in the western foothills of the Sierra Nevada mountain range.

Our historic northern Gold Country is located 75 miles by car from the state capital in Sacramento, 64 miles from Sacramento International Airport, 90 miles west of Reno Nevada, and 175 miles northeast of San Jose, California. By car from Sacramento take I-80 East to Auburn and then take 49 from Auburn to Grass Valley. From Truckee take I-80 West and take highway 20 east towards Nevada City and Grass Valley.



NOTE: Entire Page is Block 412.



**ASSESSOR'S PARCEL MAP NOTICE**  
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. Assessor's block numbers shown in ellipses; parcel numbers are shown in circles. All distances on curved lines are chord measurements.

GRASS VALLEY ANNEX No. 66 R.S. Bk. 8, Pg. 270  
GRASS VALLEY ANNEX No. 66-A R.S. Bk.9, Pg. 299  
GRASS VALLEY ANNEX R.S. Bk. 15, Pg. 91

NOTE: Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles  
Assessor's Map Bk. 35-Pg. 41  
County of Nevada, Calif.  
2001

LAST UPDATE 5-10-21 EL NW 9/01

