

4150 GrassValley Hwy

Auburn, CA 95602

For Sale & Lease

Office

Property Summary



Property Highlights

- ±1,900 SF Free Office Building
- Flexible Layout - Divisible for Multiple Tenants
- ±41,000 SF Parcel with Usable Yard Area
- Available for Sale or Lease
- Prime Highway 49 Frontage
- High Traffic Counts (±30,000+ Cars Per Day)
- Ideal for Owner-User or Tenant (Contractor/Service Use)
- Abundant On-Site Parking
- Monument Signage Opportunity
- Recent Improvements & Well-Maintained Property

Offering Summary

Sale Price:	\$590,000
Lease Rate	\$2 SF/month (MG)
Available SF	1,500 SF
Lot Size	41,000 SF
Building Size	1,900 SF

JIM ESWAY

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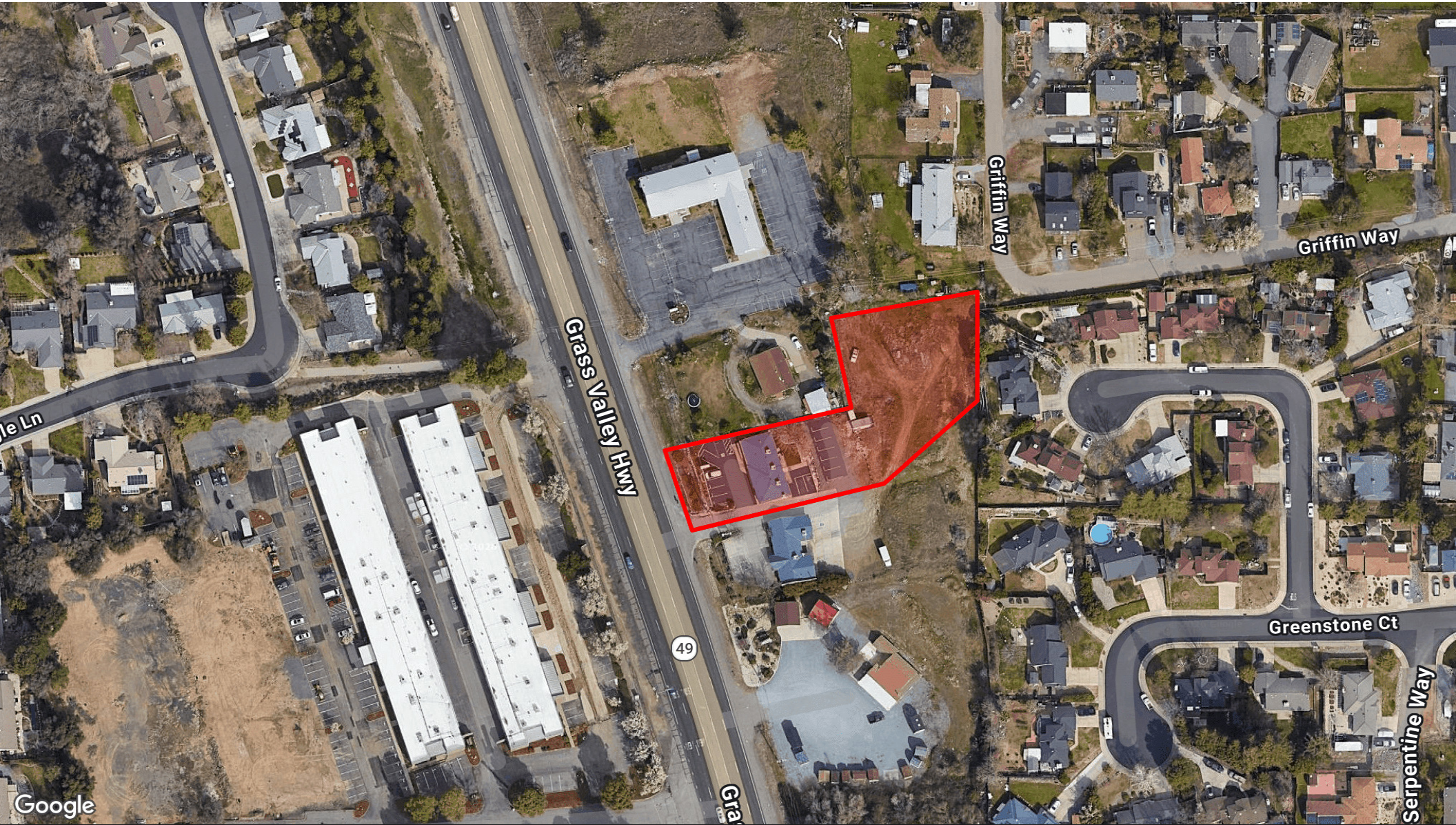
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Location Map



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Additional Photos



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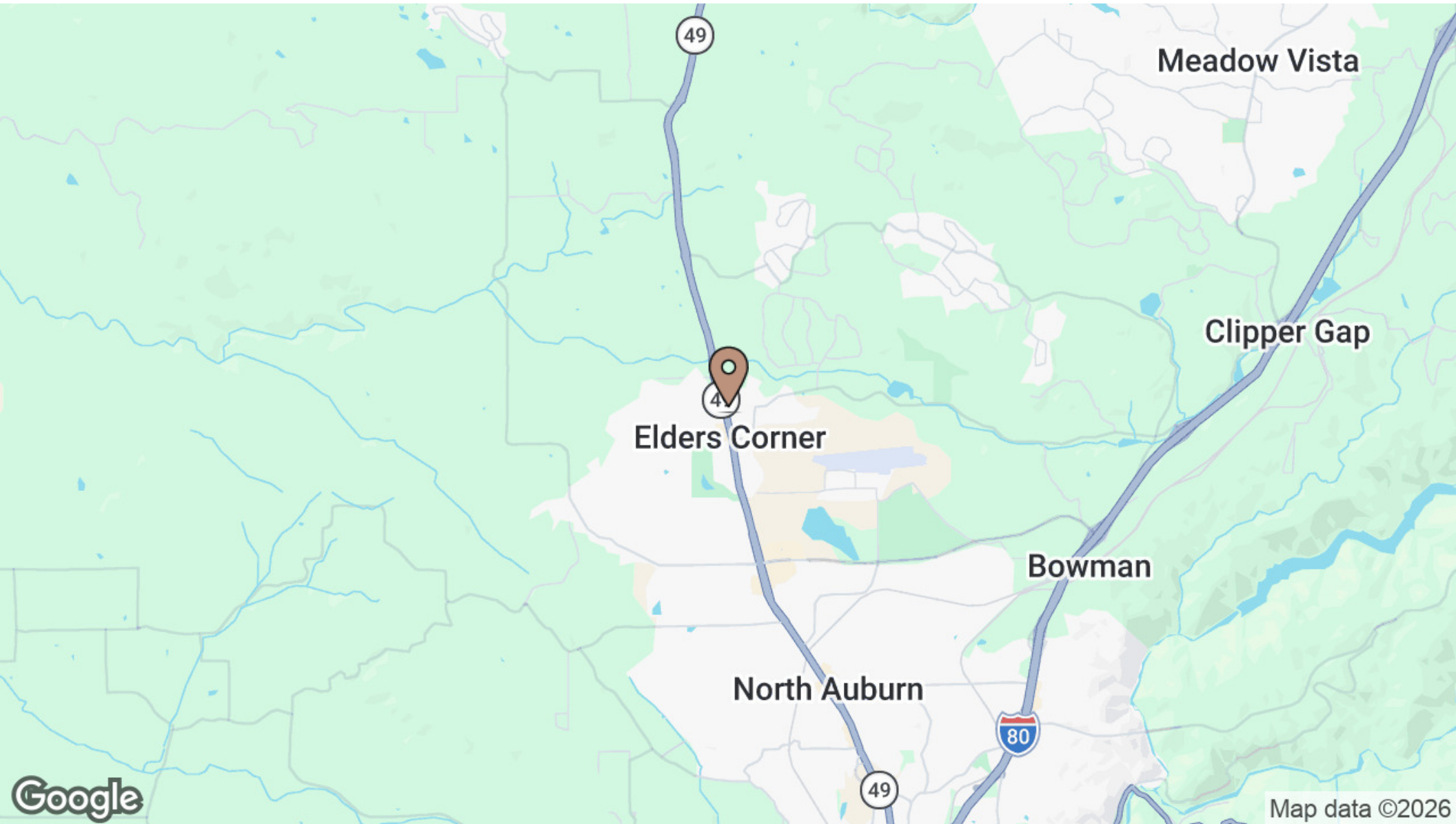
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Aerial Map



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