

1317

SUTTON WAY

GRASS VALLEY, CA

AUTOMOTIVE FACILITY WITH HIGHWAY 49 FRONTAGE



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NEWMARK

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GRASS VALLEY, CA

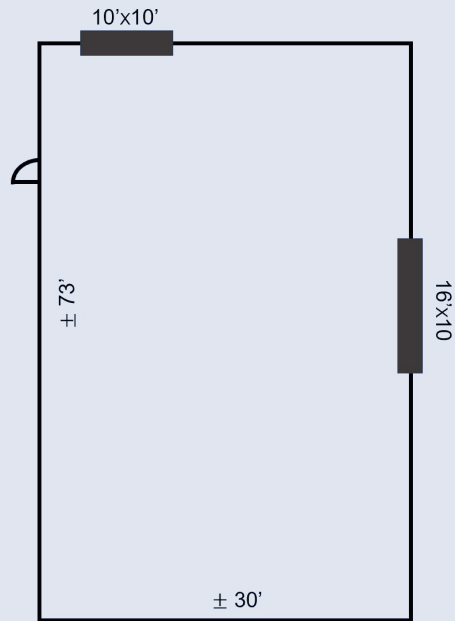
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PROPERTY HIGHLIGHTS

- Sale Price: \$795,000
- Three(3) buildings totaling $\pm 6,265$ SF
- Three(3) parcels totaling ± 1.99 acres offering ample parking and storage
- Highway 49 Frontage offering excellent visibility
- Existing automotive body and repair improvements
- Excellent owner-user opportunity with income potential
- 2016 Phase 1 Environmental Site Assessment

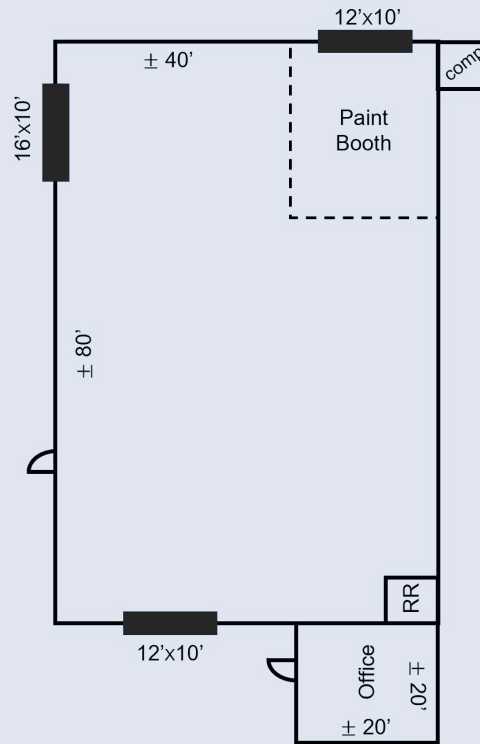


Building B



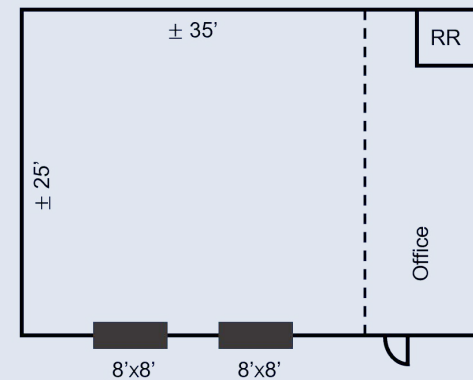
- ± 2,190 SF Shop
- 12' Clear Height
- 3 Phase Electrical

Building A



- ± 3,200 SF Shop
- ± 400 SF Office
- 10'-12' Clear Height
- Existing paint booth
- 3 - Phase electrical

Building C



- ± 875 SF Shop
- Existing Office/Restroom
- 3 - Phase electrical

Property Features

- Electrical: PG&E
- Water: Well

- Septic System
- Gas: PG&E

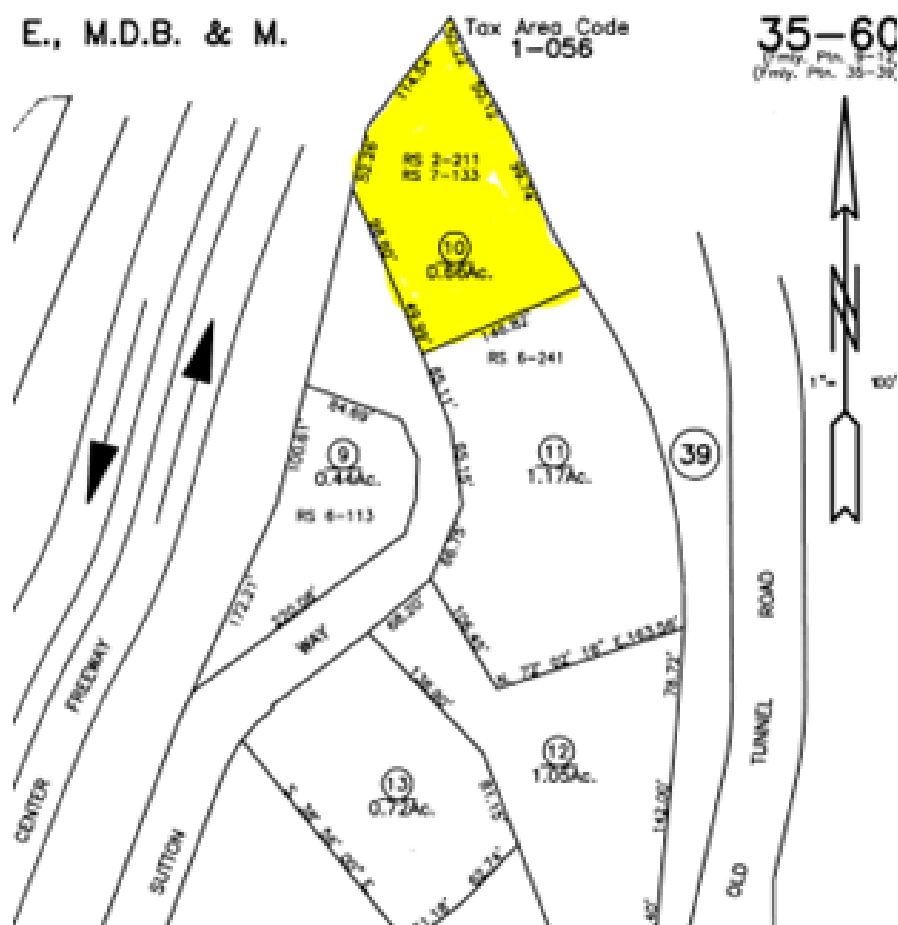
- Access: Sutton way and Old Tunnel Road
- Metal Construction

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PARCEL MAP



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PROPERTY PHOTOS





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