



FOR SALE

1496 Grass Valley Highway

AUBURN, CA



Total Sale Price \$13,595,000 | ±16.7 AC

PARCEL A:

±4.3 AC C-2

SALE PRICE \$2,435,000 (\$13.00/SF)

PARCEL B:

±12.4 AC RM30 Proposed per Placer County

30 UNITS x 124 AC=372 Units
\$30,000 per unit

SALE PRICE \$11,160,000

ZONING Commercial C-2 & Proposed MultiFamily RM30

MULTIPLE uses allowed including self storage, rental yard, car sales & MultiFamily Development

±38,000 Average daily traffic

PRIME FRONTAGE 360 FT

NEVER Marketed before

UTILITIES Sewer & gas in area

CLEAN Environmental per County

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Kidder Mathews

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