

**STAND ALONE, VISIBLE LOCATION
FOR SALE OR LEASE (PRICE REDUCTION)**

**603 Colusa Ave. (Highway 20)
Yuba City, California**



- Location:** 603 Colusa Avenue (CA Highway 20). Located on the North side of Colusa Avenue between Live Oak Blvd. and Orange Street
- Building Space:** This building consists of about 7,900+/- square feet space downstairs and about 700+/- square feet upstairs.
- Traffic Count:** 46,500± (Cal Trans 2017) Highway 20
- Lot Size:** 0.65A (28,314 ± square feet).
- Sales Price:** ~~\$2,400,000.00~~ **\$2,200,000.00**
- Lease Price:** ~~\$12,775.00~~ **\$10,000.00/month NNN.**
- Comments:** This is an ideal retail location with high visibility and easy access.

For Further Information Contact:

Fred Northern

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CA BRE LIC. #01075027

The above information was furnished by the owner and/or from public records and is believed to be reliable. However, this information is not warranted or guaranteed accurate or correct, and no warranty or guarantee is expressed or implied. All information is subject to independent verification by prospective buyers to determine to buyer's satisfaction the suitability of the property for their intended use.

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603 COLUSA AVE.



603 COLUSA AVE.
8,600+/-SF Bldg.on
0.65A Lot.

