

BUTTEHOUSE RETAIL BUILDING

FOR SALE OR LEASE

1177 Butte House Road
Yuba City, California



Location: This property is located along the northside of Buttehouse Road just east of the Highway 99 Frontage Road. In the Target Center

Building Space: This building consists of about 4,800 square feet.

Lot Size: 0.44 acres or about 19,167 square feet.

Lease Rate: \$5,700.00/month NNN

Sales Price: \$899,500 Cash or Seller financing may be available.

Comments: Located on an outpad of the recently expanded and renovated Target Center. Excellent location, good visibility and easy access. Great opportunity.

For Further Information Contact:

Fred Northern

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Cell: (530) 701-5216

CA RE 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 tenant/buyers to determine to tenants/buyer's satisfaction the suitability of the property for their intended use.

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Westerly View along Buttehouse Road



Easterly View along Buttehouse Road





1177
ButteHouse

Target

Yuba Sutter Mall

PetSmart

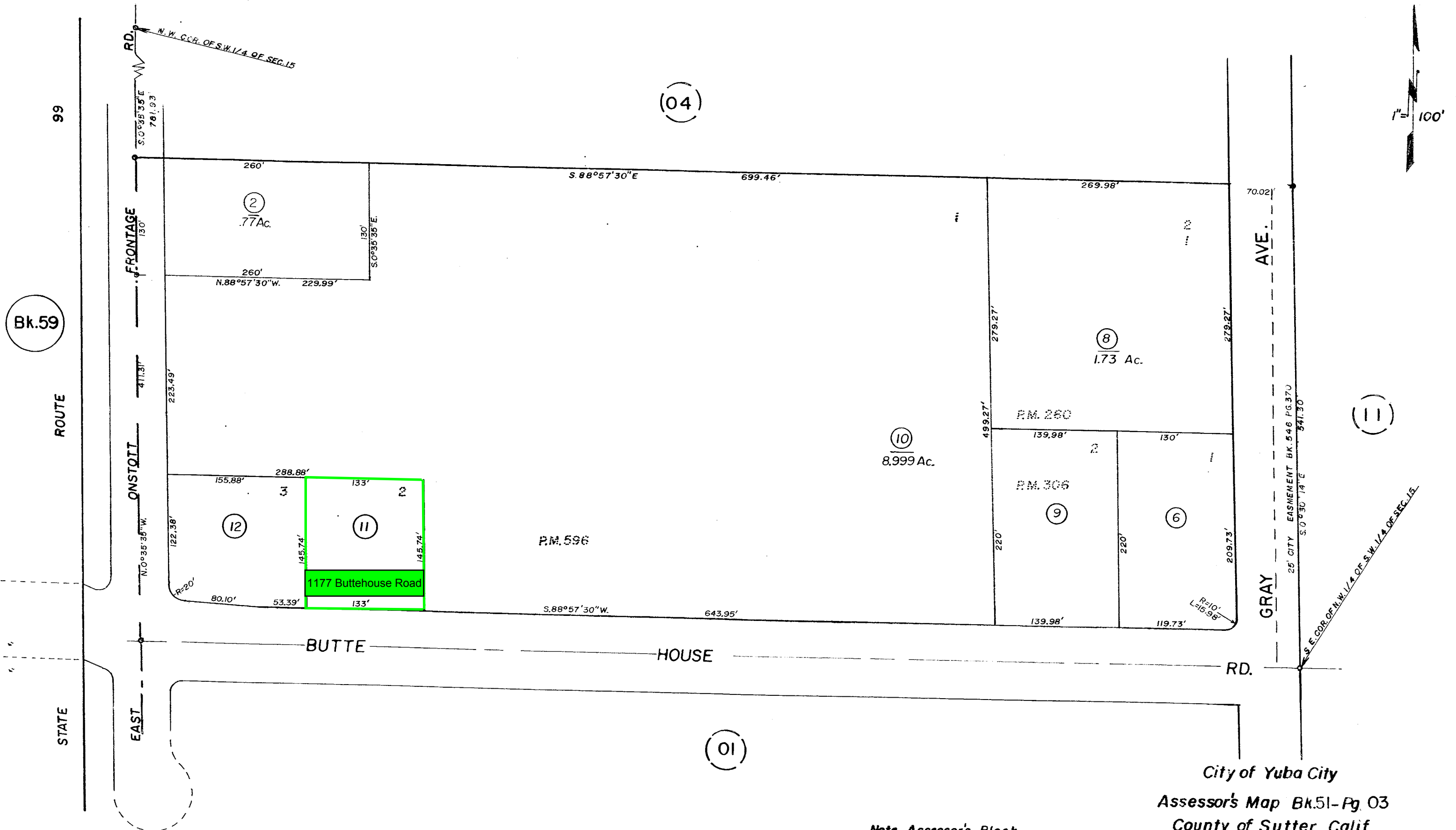
Walgreens

Red Robin

Food 4 Less

AM PM

McDonalds



Annexed to City of Yuba City by Ordinance No. 351 & 473

Note-Assessor's Block
& Lot Numbers
Shown in Circles.

City of Yuba City
Assessor's Map Bk. 51-Pg. 03
County of Sutter, Calif.

2003 - 1

FEB 20 2004