


Public Report

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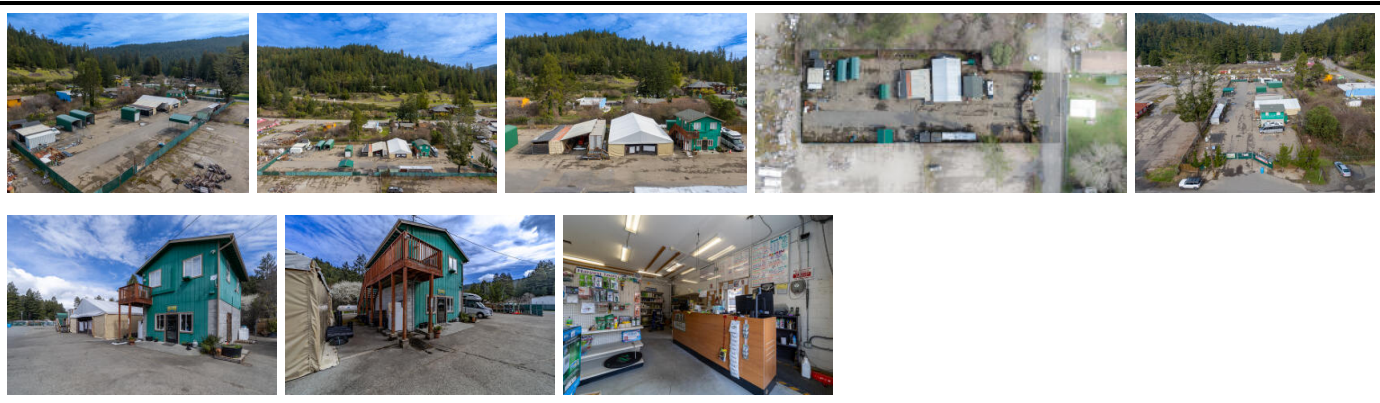
55 Myers Avenue , Myers Flat	\$ 599,000	Price per Building Sqft: 623.96	Commercial	271175 Active
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Public Remarks Come check this one out! Located just off Avenue of the Giants and Highway 101, 55 Myers is designated as Heavy Industrial, offering a spacious, asphalted flat lot of 0.95 acres. The main building encompasses a total of 960 square feet, featuring a second story with two finished offices and a full bathroom. The upstairs studio has new luxury vinyl flooring, fresh carpet, and is flooded with windows, allowing the natural light in. The ground floor serves as the main storefront, with shelving for storage and ample space for advertisements. Both levels are set up with Mini Split heating and air conditioning for comfort. Additionally, the property comes with an advanced security alarm system and is fully gated and razor-wire fenced. Included with the property are a 40 x 60 tent building,

Type of Property	Commercial	Area	South County	
Construction Status	Existing	Zip Code	95554	
Flood Zone	Yes	Cross Street	Avenue Of The Giants	
Road Frontage Surveyed		Directions:	Directions: From 101, take exit 656. Myers Ave is 348 ft from exit. Property is gated and fully fenced.	
Possession:	At Close of Escrow	APN	APN081-021-047, 044	
Financing Terms:	Cash; Conventional; Owner Carry 1st	Dir:	Directions: From 101, take exit 656. Myers Ave is 348 ft from exit. Property is gated and fully fenced.	

Lot Acres 0.95	Building Description: Year Built: 2000	Square Footages: Total Building SqFt: 960
Lot Size .75 - .99 Acres	Total Baths: 1	
	# Units: 1	
	Zoning: Industrial	
	Other	

Type of Use: Heavy Manuf; Light Manuf; Mill Type; Store Front; Warehouse	Business: Real Estate Included: Yes	Foundation: Post/Piers
Existing Use: Other; Retail Service	Sale Includes: Land & Building	Construction: Masonry/Block; Wood Frame
Location: Central Business		Siding: Wood
Storage: 1000 + SqFt; Detached; Inside; Outside		Roof: Composition Shingle
		Insulation: Ceiling; Floor; Wall
		Exterior Features: Outbuildings: Shop; Parking District: Yes
		Parking: 1 - 10 Spaces; On Site; Paved
		Exterior Amenities: Security Lighting; Major Road Access; Motion Lighting; Perimeter Fencing
		Utilities: Circuit Breaker; Telephone; Propane; Internet
		Heating: Electric; Propane
		Cooling: Air Conditioning
		Interior Amenities: Security System
		Flooring: Carpeted; Concrete; Vinyl



Days On Market 173		LO: Rachel Watson -- (408) 605-8493 rachel.watson@corcoranicon.com -- DRE #: 02141580 LM: Corcoran Icon Properties Arcata -- (707) 630-4208 -- DRE #: 02205397 Concessions: Concession Rmks:
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