

1528 Plumas Ct. Yuba City, Ca 95993

- **Size:** 6,964 sq. ft.
- **Location:** North West corner of Plumas Ct.
- **APN:** 51-560-120
- **Zoning:** C-O (Medical/Office)
- **Lot Size:** 13,068 sq. ft.
- **Tenants:** Suite 100 Medical Offices 1,791 sq. ft.
Suite 200 Yuba City Physical Therapy 1,473 sq. ft.
Suite 300-400 Spa Therapy 3,399 sq. ft.
- **Income:** NOI \$111,775.00
- **Price:** \$1,795,000.00 Cash or Submit



Performa

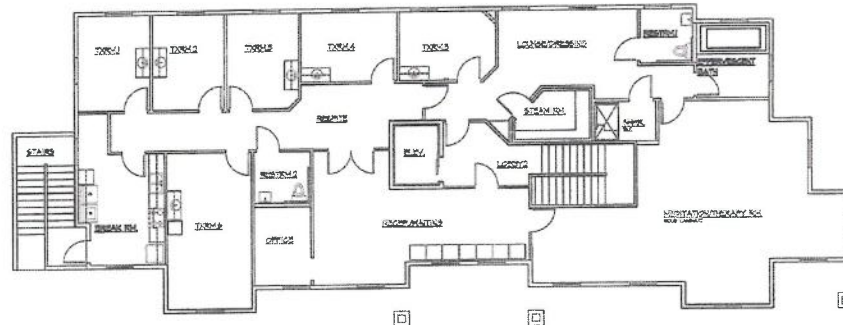


Suite	Tenant	Sq Ft	\$/ per Sq Ft	Rents
100	Medical Office/ Pain Management	1791	1.45	\$3,080.57
200	Yuba City Physical Therapy	1473	1.45	\$2,122.42
300-400	Spa Therapy	3399	1.45	\$5,889.21
			TOTALS:	\$10,996.72

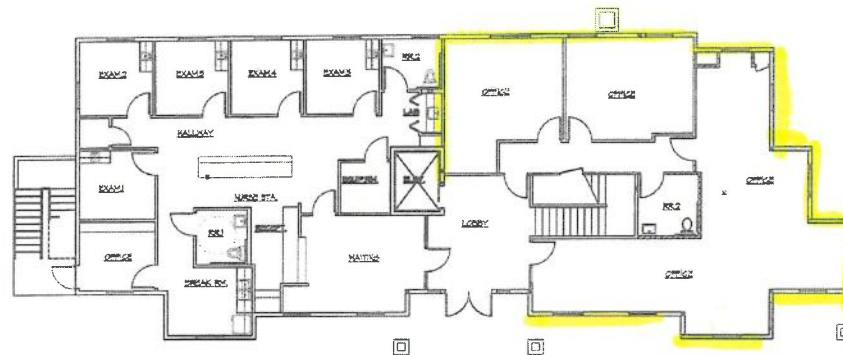
Annually: \$133,106.40

Monthly: \$11,092.20

Floor Plan



SECOND FLOOR PLAN
3476 SQUARE FOOT

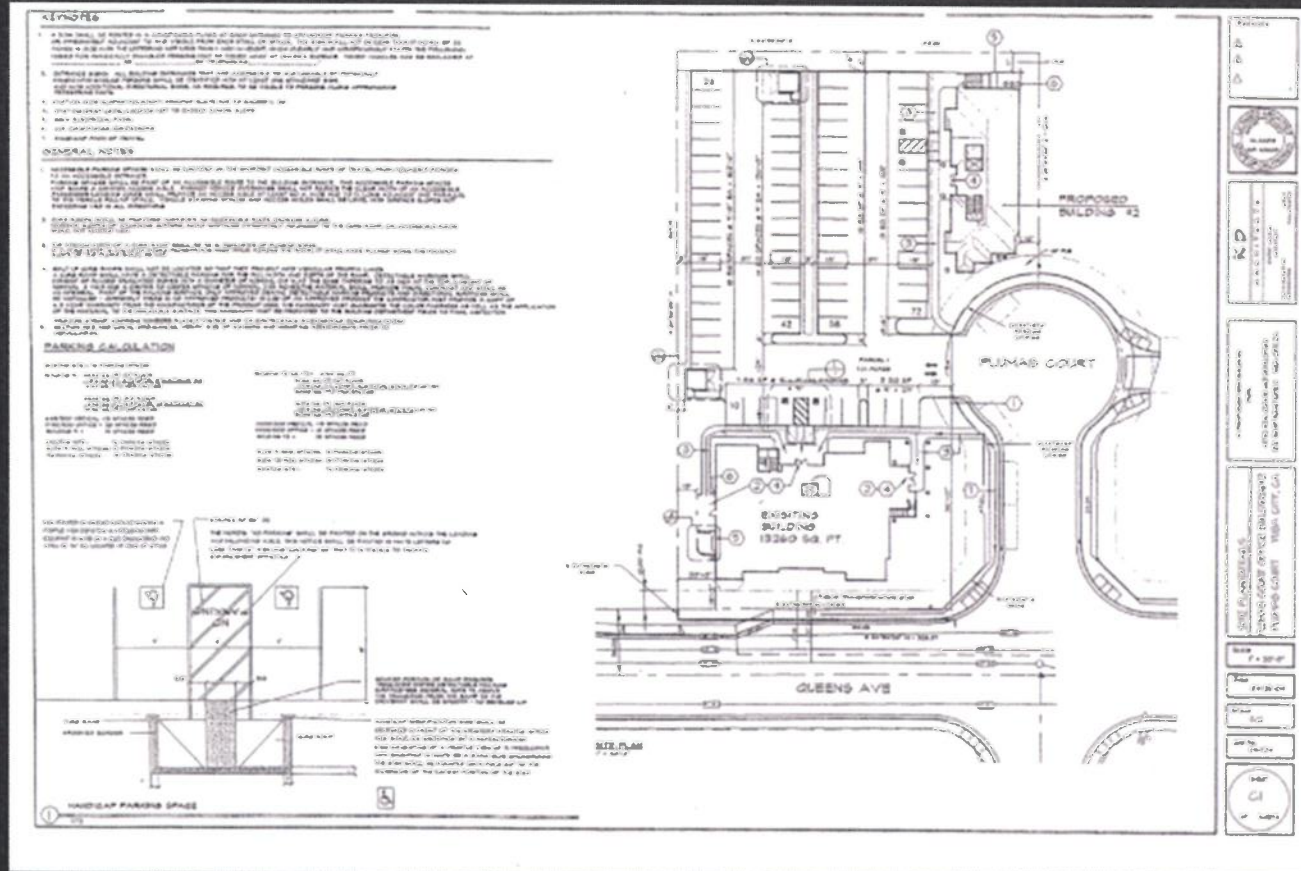


FIRST FLOOR PLAN
3484 SQUARE FOOT

1528 PLUMAS COURT
YUBA CITY, CALIFORNIA

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Map



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