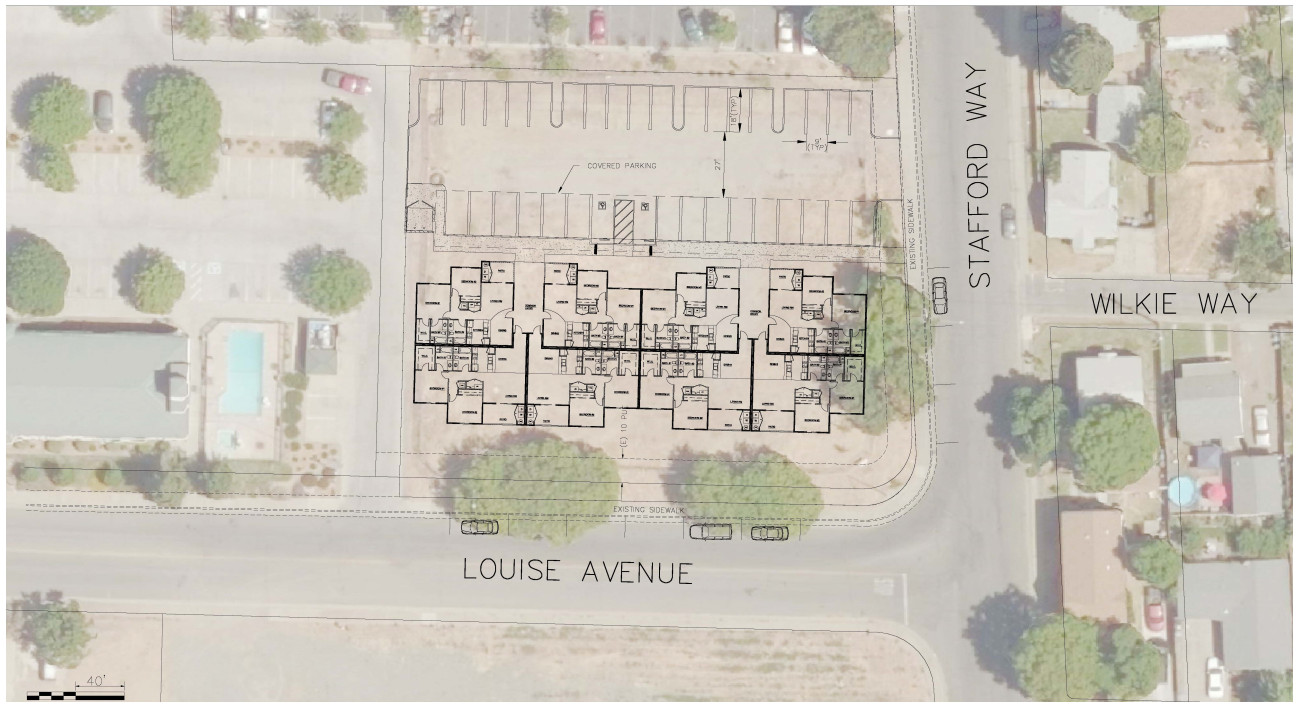


Multi Family Lot- 24 Unit

845 Louise Avenue, Yuba City



Zoning: Multi Family 24 unit infill, desirable area.

Lot Size: .83 Acres, 36,154 sq ft

APN: 52-141-038

Location: High Visibility Corner. On Louise and Stafford in Yuba City. Next to 99 Cent Store, McDonalds, Palisades and Western Motel.

Improvements: Improved lot with city sewer and water, curb, gutter and sidewalk.

PG&E—gas and electric

Terms: \$479,000.00 cash or best offer.



WEST ELEVATION



LOUISE AVENUE - SOUTH ELEVATION



PARKING LOT - NORTH ELEVATION



STAFFORD WAY ELEVATION

STAFFORD WAY APARTMENTS



AZTEC

Contact

John Ochipinti - Broker

License# 00560647

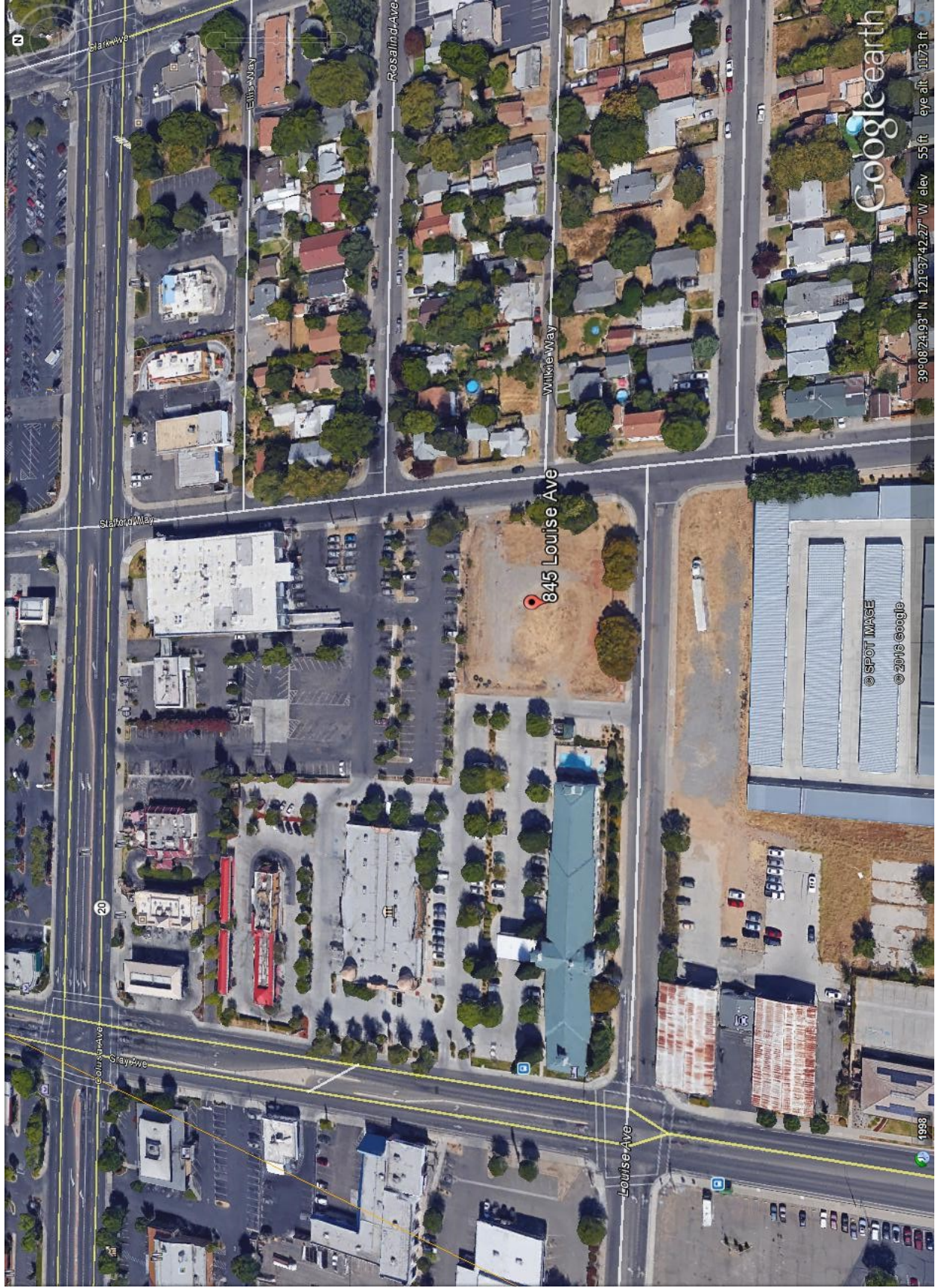
Office: 530.674.2370

Cell: 530.301.4422

email: j@aztecred.com

Real Estate & Developers

**Disclaimer: This information is deemed reliable, but cannot be guaranteed. All interested parties are encouraged to complete any and all inspections to satisfy themselves as to condition of property.



Google earth

39°08'24.93" N 121°37'42.27" W elev 55 ft eye alt 11173 ft

© SPOT IMAGE
© 2016 Google

1998

#1

LINE TABLE		
LINE	LENGTH	BEARING
L1	76.83	S88°32'58"E
L2	421.18	S02°29'32"E
L3	297.39	S88°32'58"E
L4	137.78	S02°30'27"E
L5	177.92	S88°34'24"E
L6	326.00	N02°29'29"W
L7	210.00	S88°32'58"E
L8	147.85	S02°29'32"E
L9	200.21	S88°32'58"E
L10	168.88	S01°27'02"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIR.
C1	68.66	45.71	86°03'26"	62.38	N45°31'15"W
C2	32.79	20.00	93°56'34"	29.24	N44°28'45"E

