



ABORN POWERS



299 COMMERCIAL ST

AUBURN, CA 95603

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777



LAND FOR SALE

299 COMMERCIAL ST



Sale Price	\$325,000
------------	-----------

OFFERING SUMMARY

Lot Size:	3,485 SF
Price / Acre:	\$4,062,267
Year Built:	1855

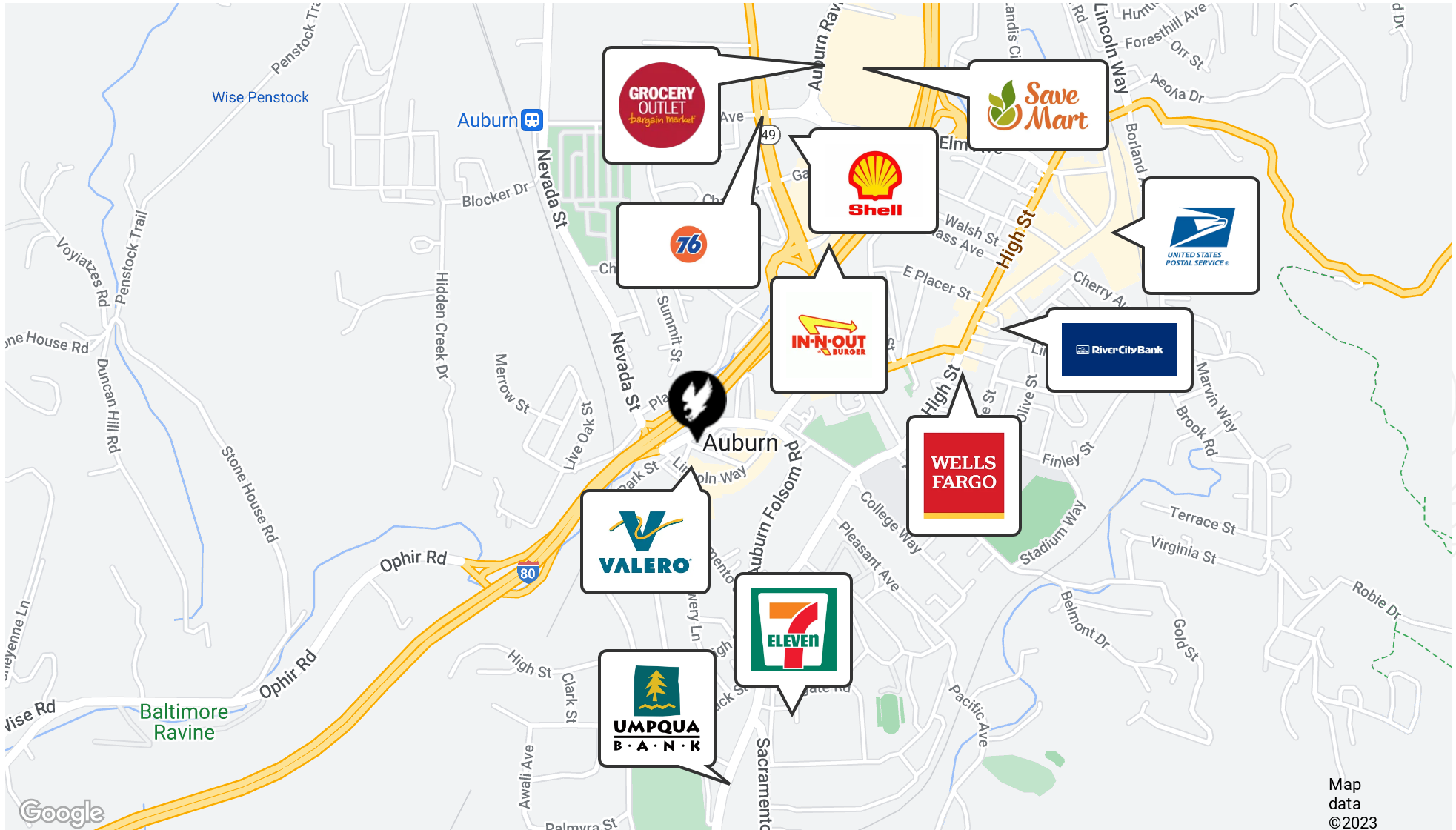
PROPERTY OVERVIEW

This 0.08 AC parcel is located in the heart of Old Town Auburn. Corner location. The historical building that was located on this lot has been demolished. The building materials were saved to use in the new building. Plans for that building have been drawn and approved. This will save you a ton of money (around \$75,000) and time. If you want to build in an area with lots of historical charm and lots of foot traffic, this is your spot!

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

LAND FOR SALE

299 COMMERCIAL ST



THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

LAND FOR SALE

299 COMMERCIAL ST



THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

LAND FOR SALE

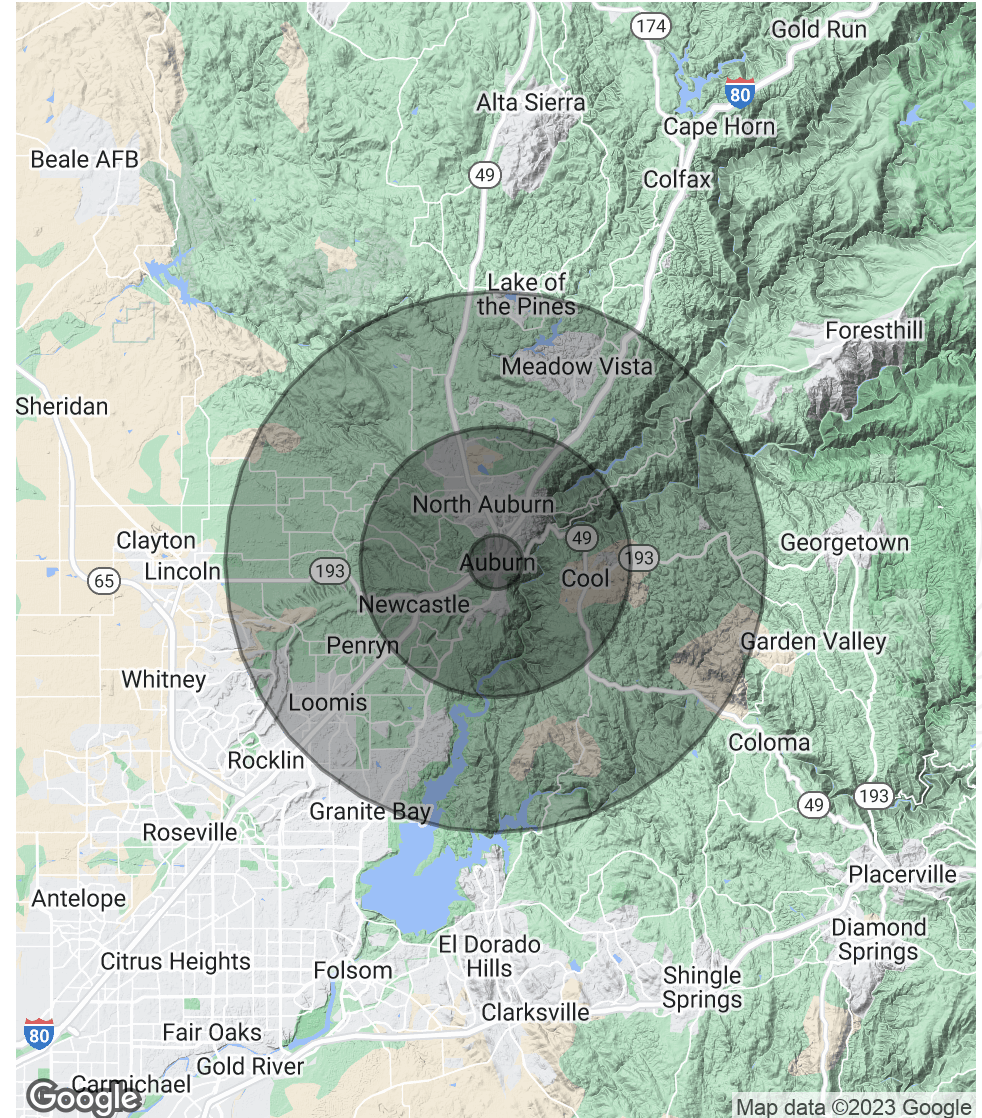
299 COMMERCIAL ST



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,405	42,650	98,695
Average Age	40.8	47.1	49.3
Average Age (Male)	36.4	45.4	48.0
Average Age (Female)	46.7	48.5	50.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,637	18,503	41,754
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$77,193	\$95,435	\$110,519
Average House Value	\$404,013	\$433,542	\$525,888

* Demographic data derived from 2020 ACS - US Census



THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777