



FOR SALE

**30443 & 30463
AUBERRY ROAD,
PRATHER, CA 93651**

Just 35 minutes outside of Fresno situated in the Foothills of the Sierra Nevada Mountains, Intermountain Nursery sits at the confluence of two seasonal streams on over 16 acres. For over 40 years, the nursery has focused on California native plant and drought-resistant plant propagation and sales. The nursery is also a source for fruit trees, berries, organic vegetables, and flowers for the local community. Several events and classes also take place throughout the year for all in the area to enjoy and local artisans are regularly featured in the retail boutique.

LINK TO WEBSITE: intermountainnursery.com

Jaxson Maurer CalDRE #02158685

(425) 375-3550

www.wccommercialrealty.com



DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

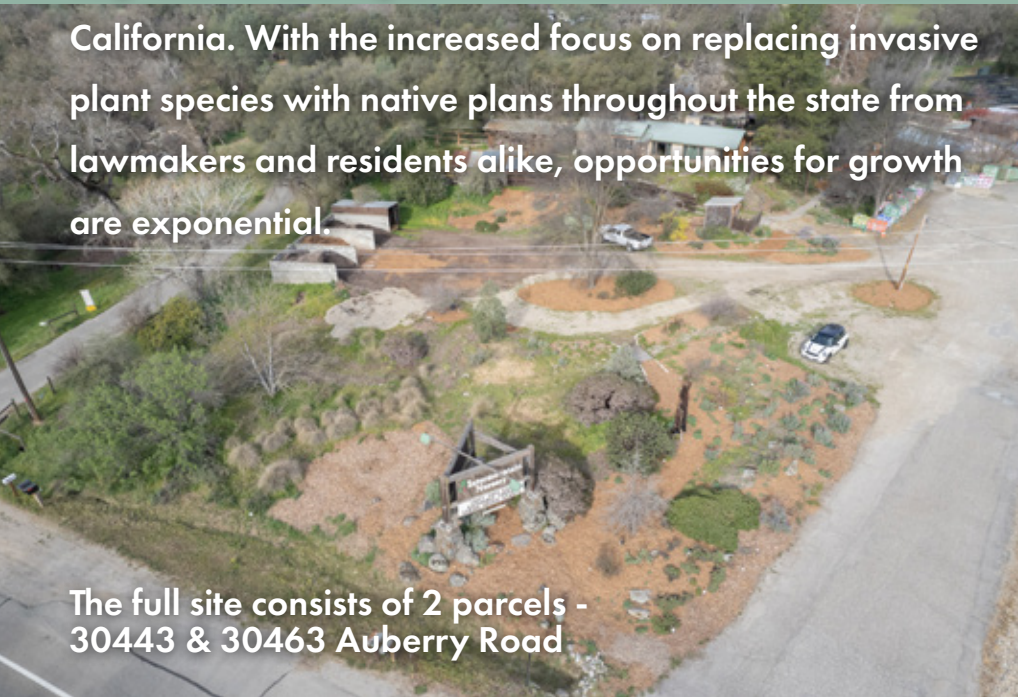
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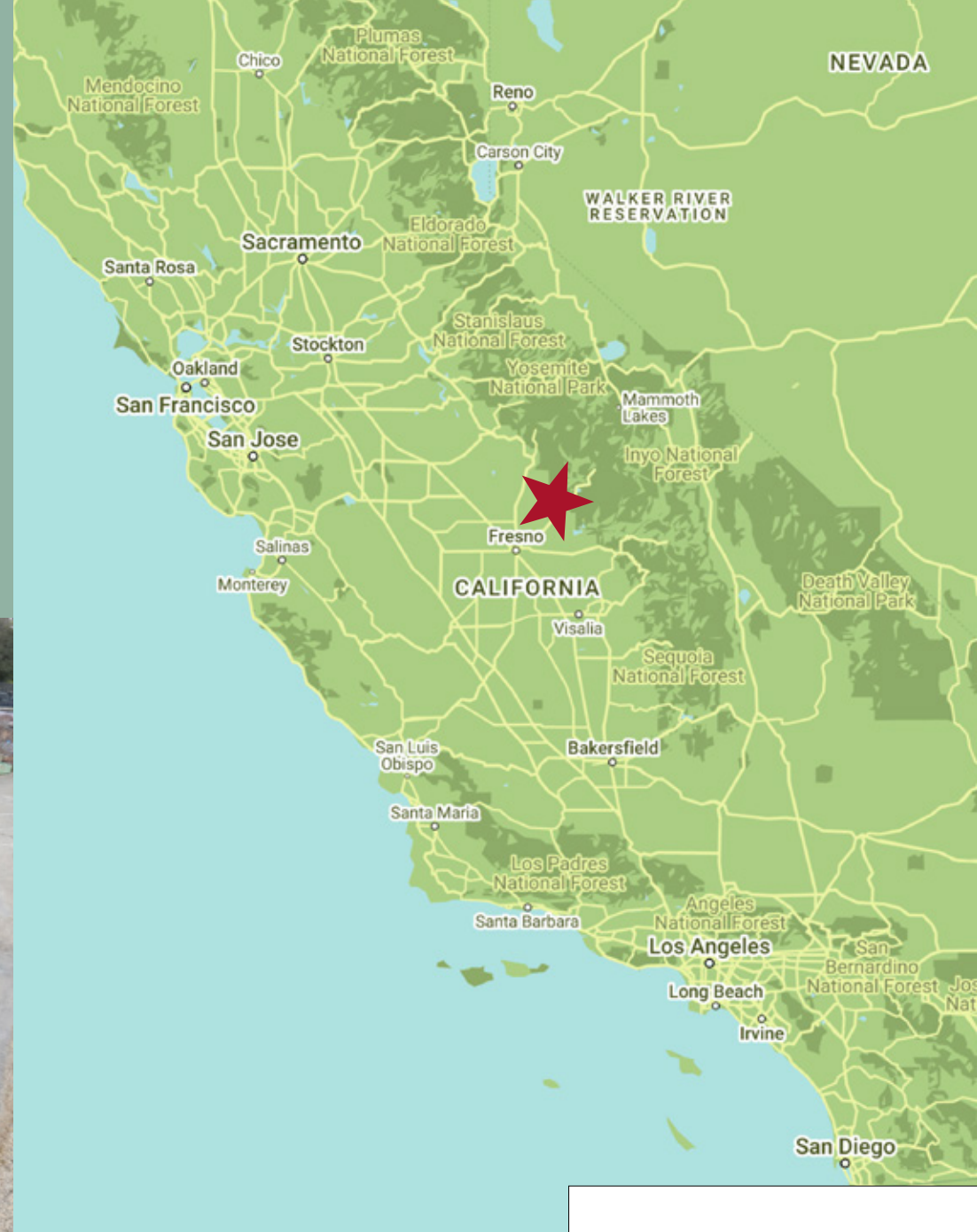
Intermountain Nursery

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The nursery's location between the mountains and California's Central Valley provides an ideal climate and conditions to produce a wide variety of hardy, adaptable plants. The current owners have cultivated relationships with organizations such as American Forest, Sierra Foothill Conservancy, and Central Sierra Resiliency Fund to increase opportunities and revenues as well as help recover and replenish distressed natural habitats of California. With the increased focus on replacing invasive plant species with native plans throughout the state from lawmakers and residents alike, opportunities for growth are exponential.



The full site consists of 2 parcels -
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The property features an expansive outdoor retail area, a roughly 600 square foot retail shop, two green houses, two growing houses, two wells with a solar water pump, a 5,000 gallon water storage tank with fire hose hookup, numerous outbuildings, and several outdoor seating areas along with a stage for events.



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In addition to the structures and fixtures supporting the business, there are also two residential homes on the property. One is 3 bedroom 1 bathroom at approximately 1,530 SF and the second features two connected residential units totaling around 2,100 SF with 5 bedrooms 3 bathrooms 2 kitchens as well as a large viewing deck overlooking one of the properties two seasonal creeks. All three residential units have attached carports.



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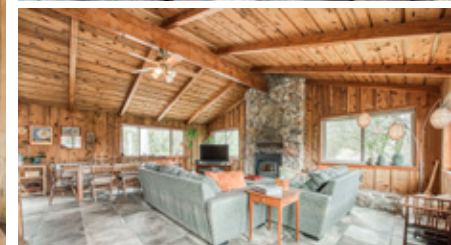


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INTERIOR RESIDENTIAL PHOTOS



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