



**+-2,235 SF**

~~\$295,000~~ **\$245,000**

## Corner Lot with **+-0.18 Acres**

- **+- 1,187 SF of Heated & Cooled Office, Showroom, Restroom, & Storage**
- **+- 1,048 SF of Shop/Warehouse (No HVAC)**
- **Two 8 ft. x 8 ft. Grade Level Roll-Up Doors**
- **+-5,400 Cars Per Day (2023 Placer.ai)**
- **Conveniently Located in Growing Community**

**CONTACT**

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