

**1146 E. Monte Vista Avenue**  
Vacaville, CA

**COMMERCIAL | RETAIL BUILDING FOR SALE**



## ABOUT PROPERTY



### PRICE

Contact Broker



## YEAR BUILT | RENOVATED

1985 | 2009



### PARCEL SIZE

±0.71 Acres



### BUILDING SIZE

±4,450 SF



### ZONING

General Commercial (CG)

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All information subject to change or withdrawal without notice.

### For more information:

**Eric Dakin**

Managing Broker

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**DAKIN & DAKIN**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY DETAILS

- **Approximately ±4,450 SF Building**
  - Glass Lined Storefront
  - Built-in Sales / Service Counter
  - Large Open Sales / Service Floor
  - Storage Room w/ Washer/Dryer Hookups
  - Back of House Prep/Staging Area
  - Kitchen & Break Room
  - (3) Bathrooms
  - (1) Shower Room
  - Warehouse w/ Roll-up Door & Insulated Ceilings
  - Building & Monument Signage
  - ±400 amps @ 120/208 v, 3-Phase Power
- **Site Characteristics**

• <b>Max FAR</b>	30%
• <b>Parking</b>	±20 Stalls
• <b>SOLAR</b>	2010
• <b>APN:</b>	0130-040-400

**Property includes excess land that is fenced and gated and improved with electrical, asphalt, and concrete.**



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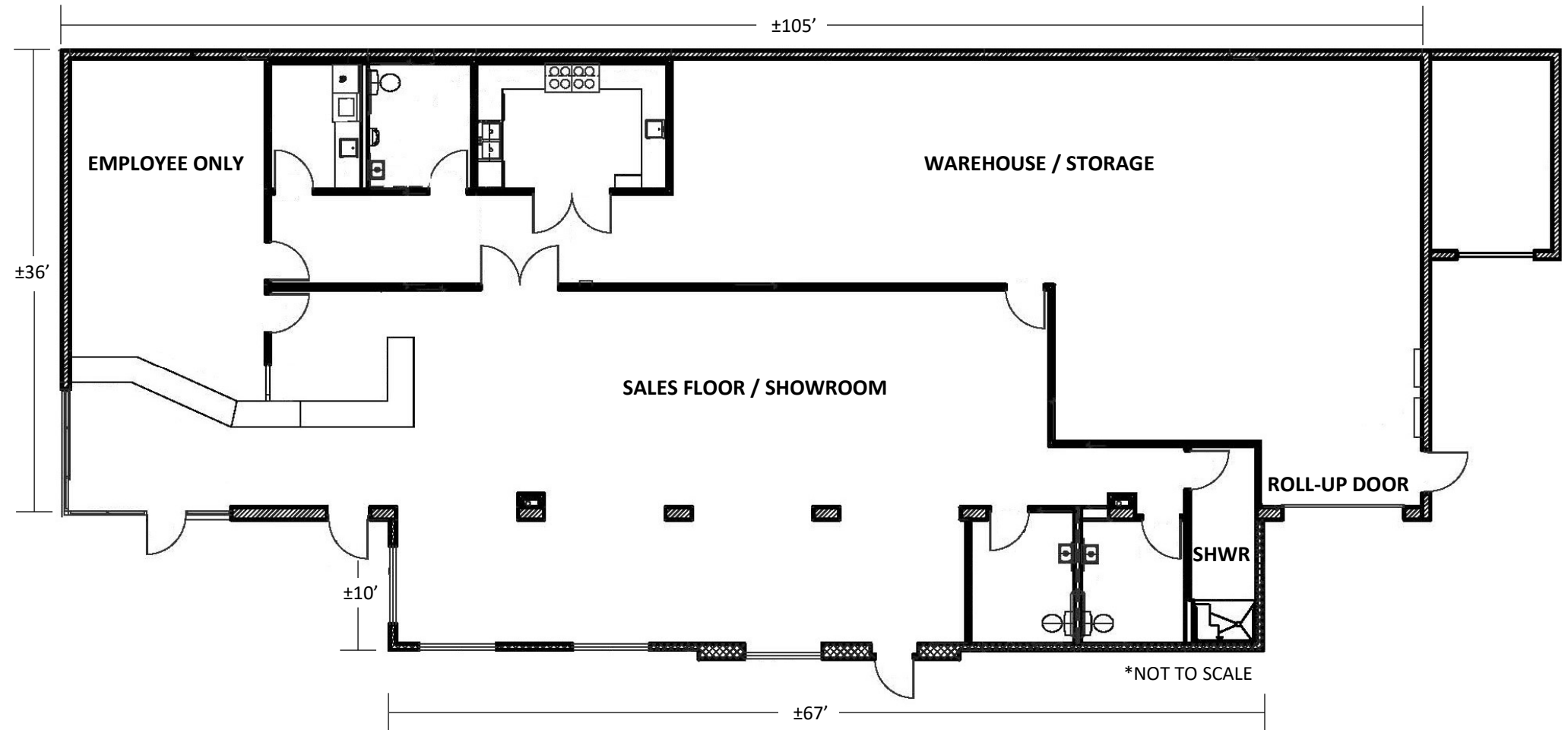
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**FLOOR PLAN**



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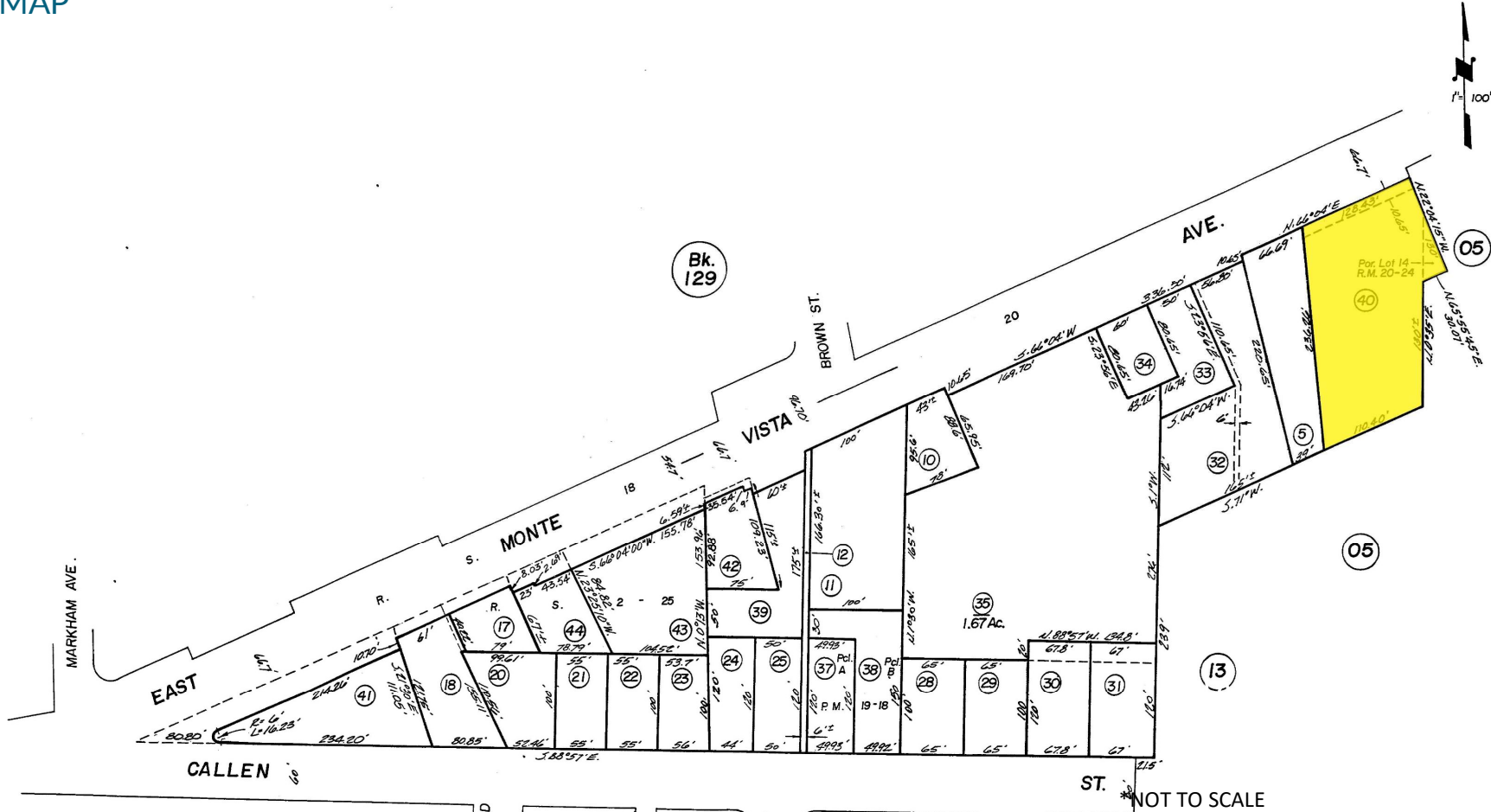


PARCEL MAP

POR. LOT 37, RANCHO LOS PUTOS

Tax Area Code  
6056

130-04



City of Vacaville , R.M. Bk.8 Pg 5  
Bennett Hill Subdivision, R.M. Bk.20 Pg.24

CITY OF VACAVILLE  
Assessor's Map Bk.130 Pg.04  
County of Solano, Calif.

REVISION	DATE	BY
040-43-44	6-25-78	SS
040-42	5-22-79	SS
040-41	11-22-82	SS

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

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