

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

COMMERCIAL | RETAIL BUILDING FOR SALE



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
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619 Buck Avenue, Suite B
Vacaville, CA 95688
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ABOUT PROPERTY



PRICE

Contact Broker



YEAR BUILT | RENOVATED

1985 | 2009



PARCEL SIZE

±0.71 Acres



BUILDING SIZE

±4,450 SF



ZONING

General Commercial (CG)



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**

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

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

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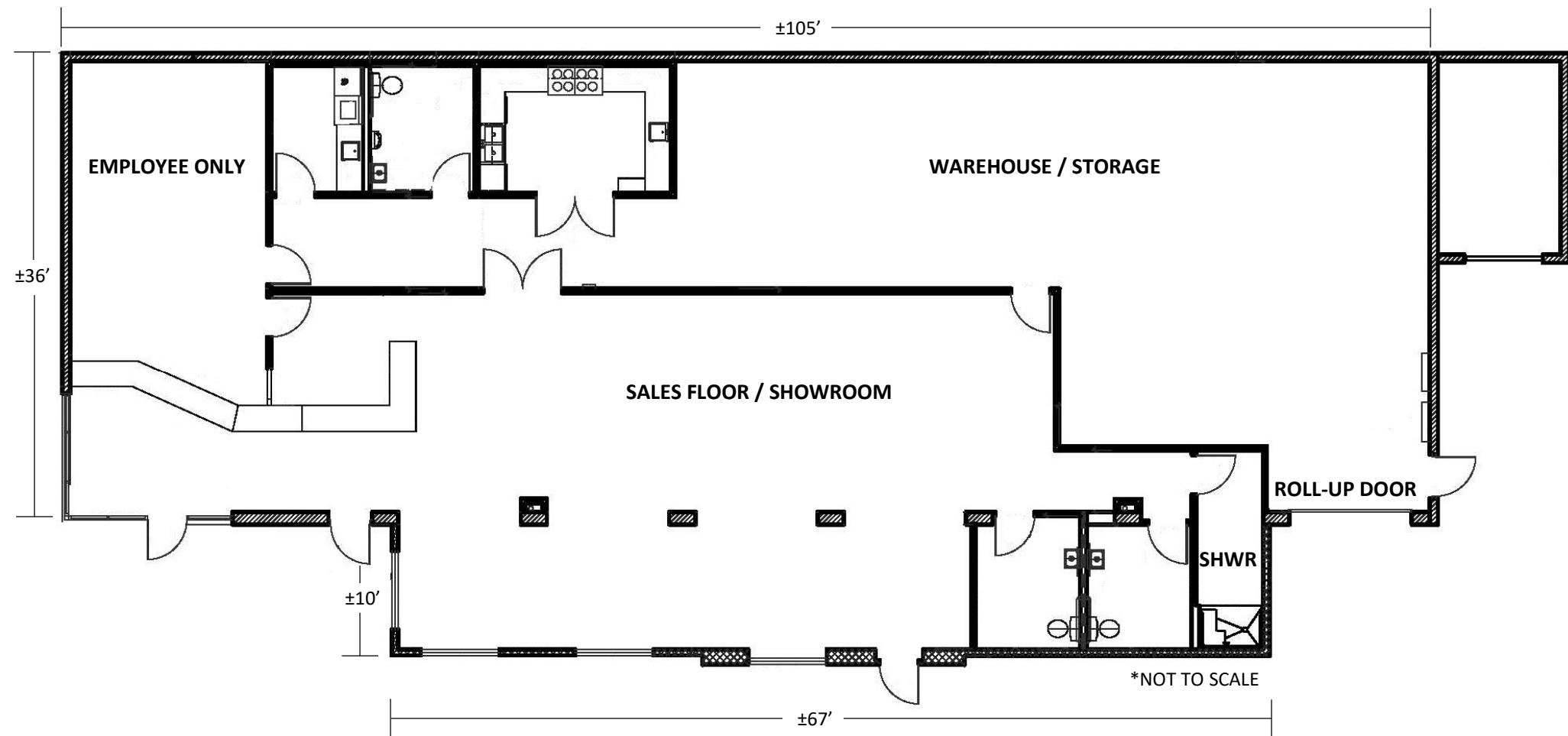
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FLOOR PLAN



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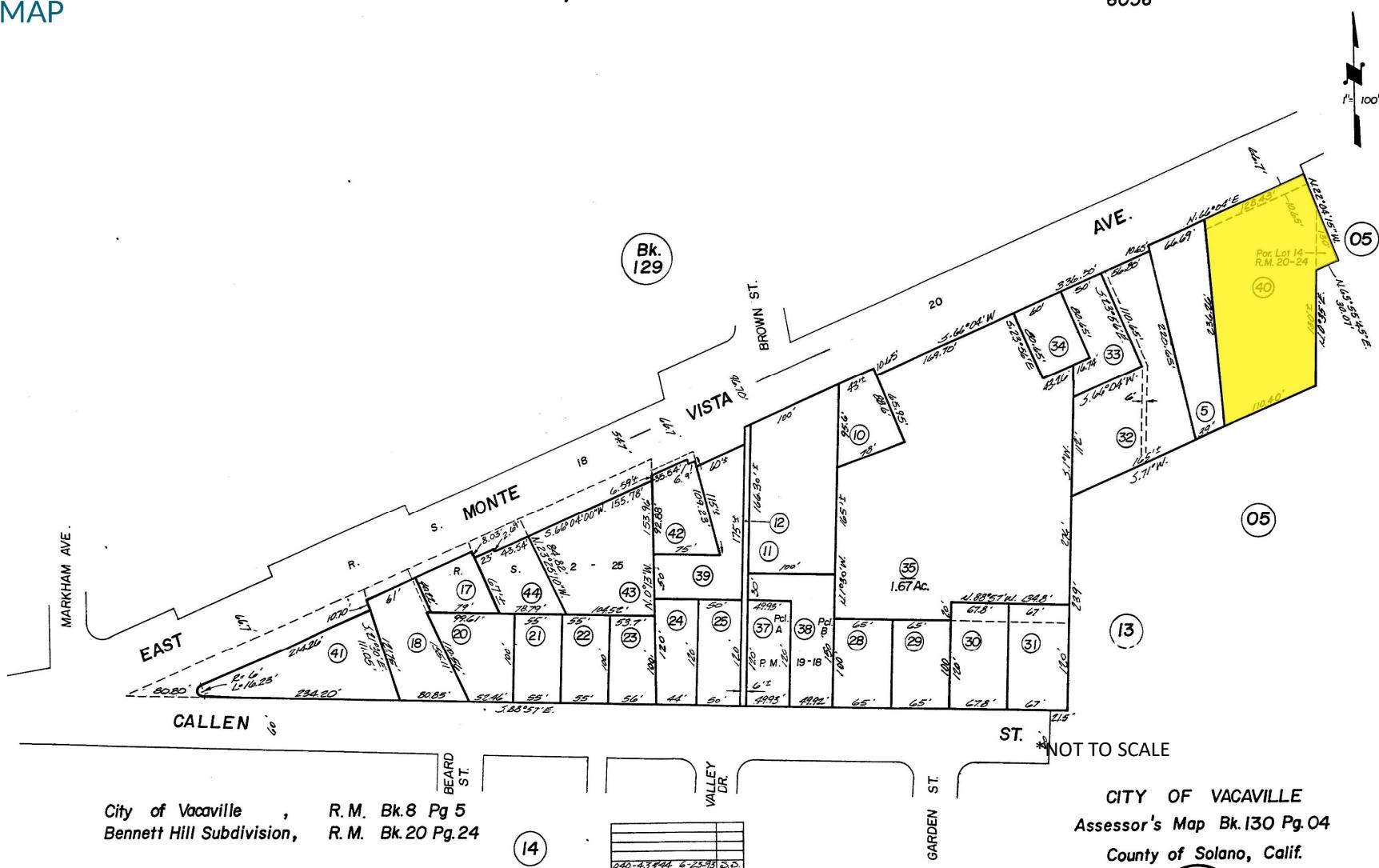
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PARCEL MAP

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

14

040-43944	6-23-93	3.5
040-42	3-28-90	3.5
040-41	11-22-89	RT
REVISION	DATE	BY

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

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

9495

9495

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