

957 GOLDEN GATE TERRACE

GRASS VALLEY, CA 95945 · NEVADA COUNTY

PRICE	PRICE/SF	SIZE	LOT
\$1,250,000	\$125/SF	±10,013 SF	±1.0 Acre

Freestanding ±10,013 SF industrial building with caretaker's apartment on a flat one-acre parcel.
47 parking spaces, M-1 zoning, 400A power. Currently improved as indoor soccer facility.

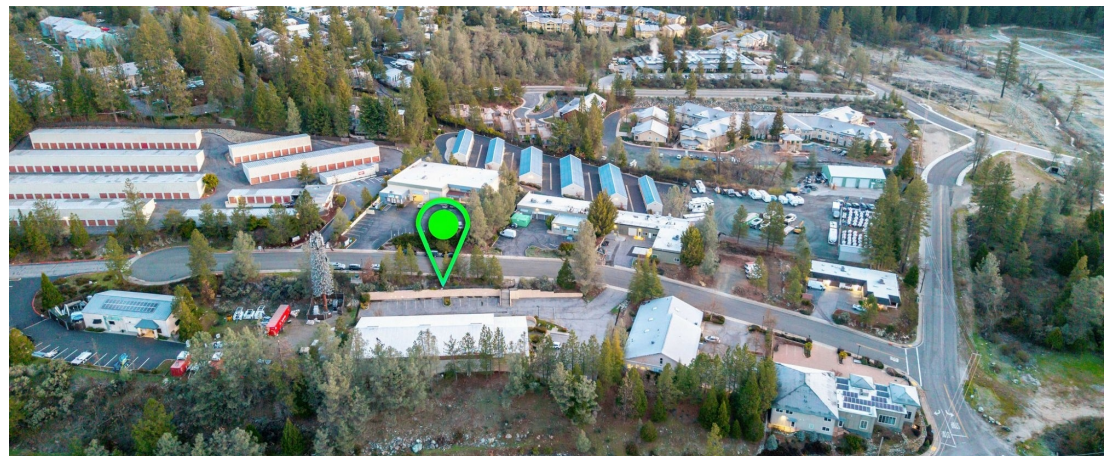
957 GOLDEN GATE TERRACE

Grass Valley, CA 95945 · Nevada County

Sale Price	\$1,250,000
Price Per SF	\$125/SF
Building Size	±10,013 SF
Lot Size	±1.0 Acre
Property Type	Industrial
Year Built	1990
Construction	Stick Frame / Metal Roof
Power	400 Amps
Parking	47 Spaces (4.7/1,000 SF)
Zoning	M-1 (Light Industrial)
Caretaker Unit	±1,100 SF (2nd Floor)
Available	Immediately

HIGHLIGHTS

- Freestanding ±10,013 SF on a flat one-acre site
- 47 parking spaces — 4.7/1,000 SF ratio
- M-1 zoning: manufacturing, distribution, auto, storage
- ±1,100 SF caretaker's apartment (2nd floor)
- Roof recoated 2019 — 10-year transferable warranty
- 400A power service
- Low site coverage with expansion potential
- Currently improved as indoor soccer facility



The Opportunity

Tucker Commercial is pleased to present 957 Golden Gate Terrace — a freestanding ±10,013 SF industrial building with a caretaker's apartment, situated on a flat, one-acre parcel in the City of Grass Valley.

Built in 1990, the building features a metal roof (professionally recoated in 2019 with a 10-year transferable warranty), stick frame construction, and 400 amps of power. The site offers low coverage and 47 surface parking spaces — a 4.7/1,000 SF ratio that significantly exceeds what's typical for industrial properties of this size. That parking depth makes the property particularly well-suited for users with higher demands, including logistics, service operations, or light manufacturing.

The building has operated as an indoor soccer facility for many years and is currently improved with one full indoor court, a viewing and lounge area, and a small retail/office space. A ±1,100 SF caretaker's apartment sits on the second floor, accessed independently via an exterior staircase on the east side of the building. The current occupant is month-to-month and can vacate with six months' notice.

Zoned M-1 (Light Industrial), the property accommodates a wide range of uses — manufacturing, distribution, automotive, equipment storage — along with continued recreational or indoor sports use given the existing improvements and infrastructure.

Few industrial properties in the Grass Valley market offer this combination of scale, parking, and adaptability. This is a compelling opportunity to acquire a highly functional, well-located asset at an attractive basis.



