

ML#:	225137814
PROPERTY TYPE:	Commercial Sale
PROPERTY SUBTYPE:	Office
STATUS:	Active
STATUS DATE:	01/02/26
LIST PRICE:	\$1,149,000
DOM/CDOM:	7/7
CLOSE PRICE:	\$
CP%LP:	0.00%
\$ PER SQFT:	\$159.58
APN:	005-250-020
AREA/DISTRICT:	13106
SPECIAL LIST COND:	None



Photo Gallery

ft²SQ.FEET
7,200LOT SIZE
0.8000YEAR BUILT
1978ZONING
LB SC
Nevada City
- RetailCURRENT USE
Retail,Mixed
Use,Office

Great investment opportunity. 8 units, 7200 sq. ft total, 2 parcels totaling 34,848 sq ft +/- .80 +/- acre with high visibility and great tenants. Individual bathrooms and HVAC systems. 40 parking spaces including 6 covered carport spaces. City sewer, water and natural gas. Excellent location and proximity to Hwy 49, Hwy 20 and Historic Nevada City. Pride of ownership in this well-maintained property. Excellent opportunity for owner-occupant. 2026 Proforma: \$83,038.00 in Net Operating Income (NOI) at 7.2% Cap Rate, Proforma numbers are based on 93.8% occupancy. Owner pays city sewer & water

LISTING AGENT & OFFICE INFORMATION

Agent:	Kathy Papola(ID:PPAPOLAA), Phone:530-913-9879, Lic:00498457, kathypapola@gmail.com
Office:	Coldwell Banker Grass Roots Realty(ID:01CBGR), Phone:530-273-7293, Office Lic.:00873741
Co-Agent:	
Co-Office:	

CONFIDENTIAL AGENT REMARKS - PRIVATE

Call listing agent for details. Please do not disturb tenants. Currently 1 vacant unit, 800 sq ft +/- . Confidentiality Agreement & proof of funds or prequalification letter required for financial information. Vacant space is available to see by appointment. Some Owners Personal Property, Tenant Personal Property and Business Property excluded in sale, call listing agent. Tenants 90% office 10% retail. 2nd APN # 005-250-021

SHOWING INFORMATION

Showing Instructions:	Appointment Only,Call Showing Contact,Restricted Hours,Do Not Go Direct, Surveillance Equipment In Use
Pri Show Cntact Type:	Agent
Pri Show Cntact Name:	Kathy Papola
Pri Show Cntact Phn:	(530) 913-9879
Pri Show Extension:	
Property Manager:	
Property Manager Phn:	
Lockbox Location:	
Sec Show Cntact Type:	
Sec Show Cntact Name:	
Sec Show Cntact Phn:	
Sec Show Extension:	
Occupant Type:	Tenant
Gate/Access Code:	

DIRECTIONS

Directions:	Hwy 49 to Gold Flat exit to Zion Street and PIQ on the right. Please do not disturb tenants.
Cross Street:	Reward Street

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GENERAL INFORMATION

Building Name:	Zion Street Plaza	Lot Size Source:	E
Zoning:	LB SC Nevada City - Retail	Lot Size Dimensions:	290.4 x 120 +/-
Additional APNs:	Yes	Maximum Avail SqFt:	34848
APN#2:	005-250-021	Year Built:	1978
APN#3:		Year Built Source:	Owner
County Use Code:		Cnty Trnsfr Tax Rate:	1.10
Current Use:	Retail,Mixed Use,Office	City Trnsfr Tax Rate:	0.00
Census Tract:	0.00	Bldg Use-Type of Bus:	
Area/District:	13106	Signs:	Yes
Approx SqFt:	7200	Construction Mtrl:	Frame,Wood
SqFt Source:	Owner	Foundation:	Block,Raised
Price / SqFt:	\$159.58	Parking Features:	Carport,Open,Private
Lot Sq Ft (approx):	34848*	Total Parking Spaces:	40
Lot Acres (approx):	0.8000*	Percent Office:	100

FINANCIAL INFORMATION

Financial Data Srce:	Owner	Tenant Pays:	Electricity, Gas, Trash Collection, Individual Meters, Varies by Unit, Insurance, Janitorial Services
Gross Scheduled Inc:	\$	Vacancy Factor:	0.00%
Net Operating Income:	83038	% Leased:	90.00%
Income Includes:	Rent	Existing Lease Type:	Gross
Cap Rate:	7.20%	Types of Lease(s):	Gross, Sublease
Gross Rnt Multiplier:	\$	Lease Term:	Negotiable
Operating Expense:	\$	Lease Deposit:	\$
Operating Exp Incl:	Insurance, Maintenance, Grounds, Utilities, Maintenance, Structure, Property Tax	Major Tenant Phone:	
Maintenance Expense:	\$	Anchors Co Tenants:	
Management Expense:	\$	Tenant Allow/Fixed:	0.00
Insurance Expense:	\$	Tenant Allow/SqFt:	0
Utilities Expense:	\$	Tenant SqFt:	0
Taxes Expenses:	\$	Maximum Lease (Yrs):	3
Other Expense:	\$	Minimum Lease (Yrs):	1
Owner Pays:	See Remarks, Grounds Care, Management	Net Rentable SqFt:	7200
Lessee Pays:	Garbage, Insurance, B.D.P., Internet, Natural Gas, Phone, Electricity	Rentable:	Yes
Lessor Pays:		Also BusOp See ML#:	
Commercial Condo:		Availability Date:	

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SPACE INFORMATION

Space 1 - # Yr Lease:	0	Space 1 - Unit SqFt:	800
Space 1 - \$ / SqFt:	0.00		
Space 1 - Comments:	4 spaces at 800 sq. ft. +/-		
Space 2 - # Yr Lease:	0	Space 2 - Unit SqFt:	1150
Space 2 - \$ / SqFt:	0.00		
Space 2 - Comments:	1 space at 1150 sq. ft. +/-		
Space 3 - # Yr Lease:	0	Space 3 - Unit SqFt:	450
Space 3 - \$ / SqFt:	0		
Space 3 - Comments:	1 space at 450 sq. ft. +/-		
Space 4 - # Yr Lease:	0	Space 4 - Unit SqFt:	1200
Space 4 - \$ / SqFt:	0.00		
Space 4 - Comments:	2 spaces at 1200 sq. ft. +/-		

DISCLOSURES/RESTRICTIONS

Disclosures/Docs: Pest Control Report Available,Rental/Lease Agreements,Estoppel Certificate,Expenses Available,Sign Control,Natural Hazard Disclosure Available

Bonds/Assess/Taxes: Yes

Bonds/Ass/Tx Desc: Transfer Tax County,Local Assessments,Transfer Tax City

PROPERTY INFORMATION

Building Class:	Class A	Daily Traffic:	
Location:	Neighborhood,Professional Complex,Freeway Nearby,Shopping Nearby,Strip Center	Daily Traffic Source:	
Building Features:	1 Restroom Per Unit,Under 12 Ft Ceilings,Multiple Tenant Building,Restroom(s)-Private,Front Sign,Sprinkler System Landscape,Individual Thermostat Control,Kitchen Facilities,Landscaping	Flooring:	Carpet,Vinyl,Wood Sub-Floor,Varies by Unit,Linoleum
Property Condition:	Updated/Remodeled,Exterior-Very Good,Interior-Good	Heating:	Central,Natural Gas
Business Type:	Commercial,Professional Service	Cooling:	Central,Individual Air
Structure:	Strip Center	Energy Efficient:	Insulation,Thermostat
# of Buildings:	2	Grn Bldg Verify Type:	
Total Units:	8	Grn Veri Rating:	
Stories:	1	Grn Veri Body:	
Levels:		Grn Veri Year:	0
Floor #:	0	Built/Remod Green:	
Minimum Avail SqFt:	0	Year Renovated:	0
Office SqFt:	0	Walls:	Common Wall,Sheetrock,Wood
Retail SqFt:	7200	Window Features:	Caulked/Sealed,Dual Pane Partial,Weather Stripped,Window Screens
Warehouse SqFt:	0	Security Features:	Fire Extinguisher
Industrial SqFt:	0	Accessibility Feat:	Parking,Wheelchair Access,Grab Bars
# of Floors:	1	Roof:	Composition
# of Offices:	8	Lot Features:	Auto Sprinkler Front,Low Maintenance,Sidewalk,Landscape Front
# of Elevators:	0	Topography:	Level,Lot Grade Varies
# of Restrooms:	9	Frontage Type:	
# of Tenants:	8	Road Frontage:	Is Accessible,City Street
# of Truck Doors:	0	Yard Size:	Zion Street Plaza
Dock Doors:	0	Utilities:	Separate Gas Meter,Cable Available,Sewer Connected,Internet Available,Varies by Unit,Master Water Meter,Natural Gas Connected
Loading:	Other	Electric:	100 Amp Service,220 Volts,Separate Electric Meter
Load Factor:	0	Water Source:	Meter on Site,Water District,Public
		Irrigation:	Public District

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Parking Clearance ft: 0
Parking Clearance in: 0
Parking Ratio: 5.00%

Sewer: Public Sewer
Lease Equip Desc:

LISTING INFORMATION

Listing Agreement:	Exclusive Right To Sell	Original Price:	\$1,149,000
Current Financing:	Treat as Clear	Contingent Date:	
Listing Date:	10/24/25	Expiration Date:	04/24/26
On Market Date:	01/02/26	Possession:	Close Of Escrow, Negotiable
Entry Date:	10/27/25	Cost Per SqFt:	165.27
DOM/CDOM:	7/7	Pending Date:	
Terms:	Cash, Conventional	Status Comments:	

PARTNER INFORMATION

Also BusOp See ML#:	Special Zones:
Commercial Condo:	Height Limit:
Tenant Allow/SqFt: 0	Subdistrict:
Type of Sale:	Unit/Block/Lot:

LEGACY INFORMATION

Availability Date:	Common Int Dev:
Bldg Use-Type of Bus:	Exchange For:
Built/Remod Green:	Lease Equip Desc:

PRIVILEGED INFORMATION

MLS Origin: SACM	Latitude: 39.253280
List AOR: MLS	Longitude: -121.025361
Photos Provided By: 3rd Party Photographer	Agent Hit Count: 34
Publish To Internet: Yes	Pub/Client Hit Count: 2
Show Addr to Public: Yes	Entered By: Kathy Papola (PPAPOLAA)
Approved: Yes	RecMLS Number: MTR225137814

PARTNER HIT COUNTER

MLS	Agent Hit Counter	Public Hit Counter
BARI	1	0
SACM	34	2
SFAR	4	1
	39	3

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MORTGAGE PAYMENT CALCULATOR

[Click here for Mortgage Payment Calculator](#)

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