

OFFERING MEMORANDUM



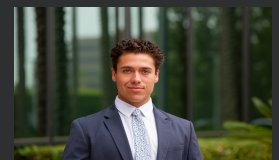
6199 N State Street
UKIAH , CA 95482



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Table of Contents

Property Information 4

Property Description 5

Investment Highlights 7

Photos 9



Property Information

SALE PRICE

\$2,000,000

LOT SIZE

(SF/AC) 9,149 / .21

ADDRESS

6199 N State St, Ukiah, CA
95482



An aerial photograph of a residential neighborhood, showing houses, trees, and streets. A red diamond marker is placed on a specific property in the center-right of the image. The text 'Property Description' is overlaid on the left side of the image.

Property Description

Property Description



Property Description

Petroleum Realty Group is pleased to present 6199 N State St, Ukiah, CA—a prime commercial property located in a rapidly growing area of Mendocino County. The property presents a unique opportunity for investors seeking a high-performing business in a strategic location.

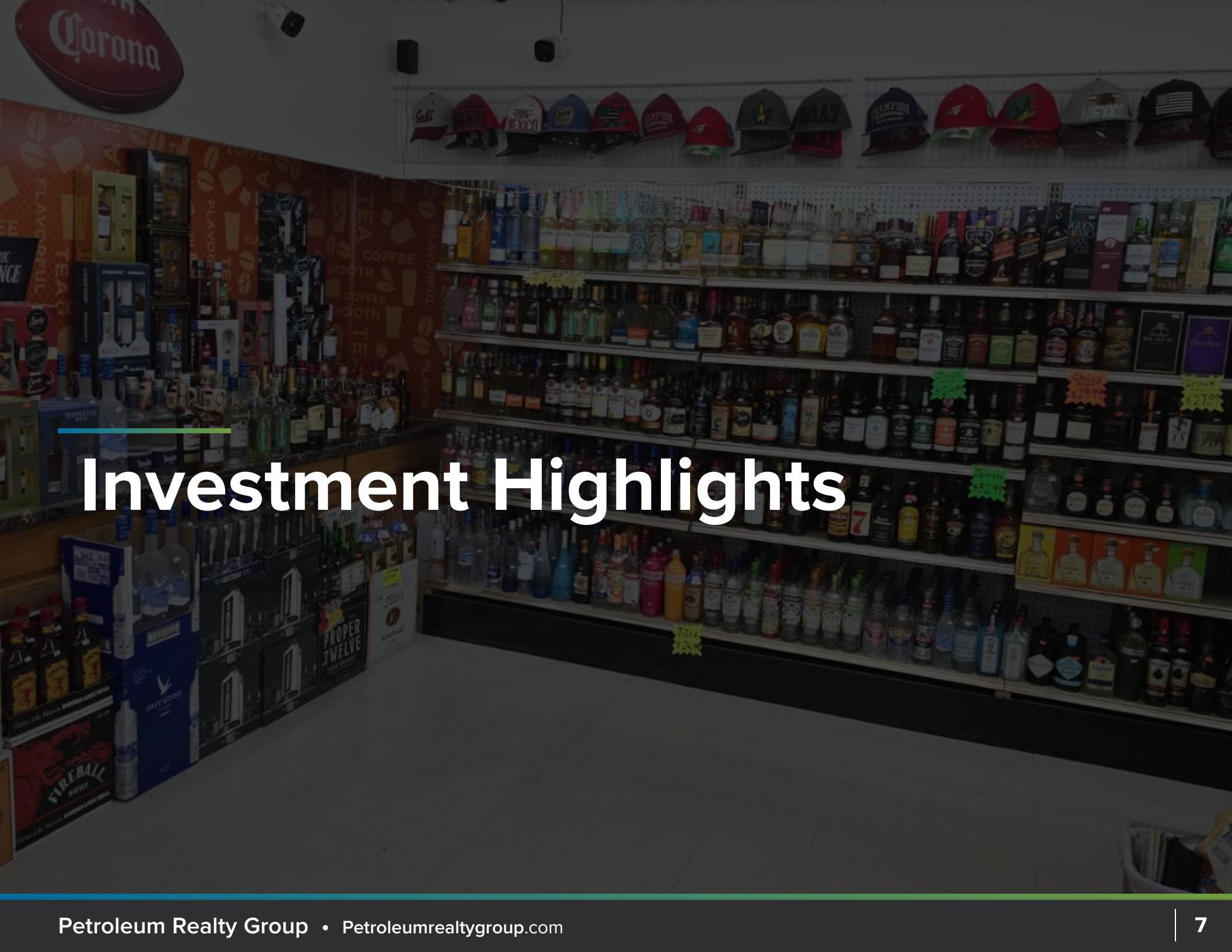
Location Highlights

Proximity to Major Highways:

Easy access to major highways connecting Ukiah to other significant markets in Northern California.

Local Economy:

Ukiah's economy is bolstered by its strategic location, offering opportunities in various sectors, including agriculture, retail, and tourism.



Investment Highlights

Investment Highlights

City Of Ukiah

Ukiah is known for its growing economic development and supportive business environment.

The city's strategic location in Mendocino County offers excellent access to major markets and a stable real estate market.

Business Performance

The business demonstrated impressive profitability with a gross profit of \$426,241 in 2023.

The stable financial performance highlights a lucrative opportunity for potential investors.

Additional Photos



Additional Photos

