

Light Industrial Zoned Land For Sale

101 & 107 New Mohawk Rd, Nevada City, CA 95959



Presented by
Atlantic National Real Estate



Price: \$345,000

Also available for build to suit lease. Owner financing available. Two contiguous light industrial zoned parcels being sold as one and totaling 1.36 gross acres forming the corner of Gold Flat and New Mohawk Roads at the entrance to Nevada City's Gold Flat Business Park, which is considered a "green zone" allowing for certain cannabis uses. Easy access only +/- one-half mile from the Highway 49/Gold Flat exit. Accessibility to all city utilities. Zoning allows uses including auto service/sales, contractor shops/yards, office, medical, manufacturing, warehousing (not including mini-storage), studios, etc. Mobile home park development and cannabis are permitted with a CUP. Greenbelt and other easements create a net developable site of roughly .95 acres. Conceptual plans show two light industrial front-loading high-bay buildings totaling 7,410sf - each divisible into 3 separate units. Seller will consider build-to-suit for qualifying user or tenant.



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Corner lot in Green Zone!

Water, sewer, natural gas & power available to site. orner lot w/ all City utilities.

Only one-half mile from highway.

Conceptual plans show two light industrial buildings of 4,000 and 6,000 Square feet.

Possible build-to-suit for qualifying user or tenant.



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Property Photos



Conceptual Rendering

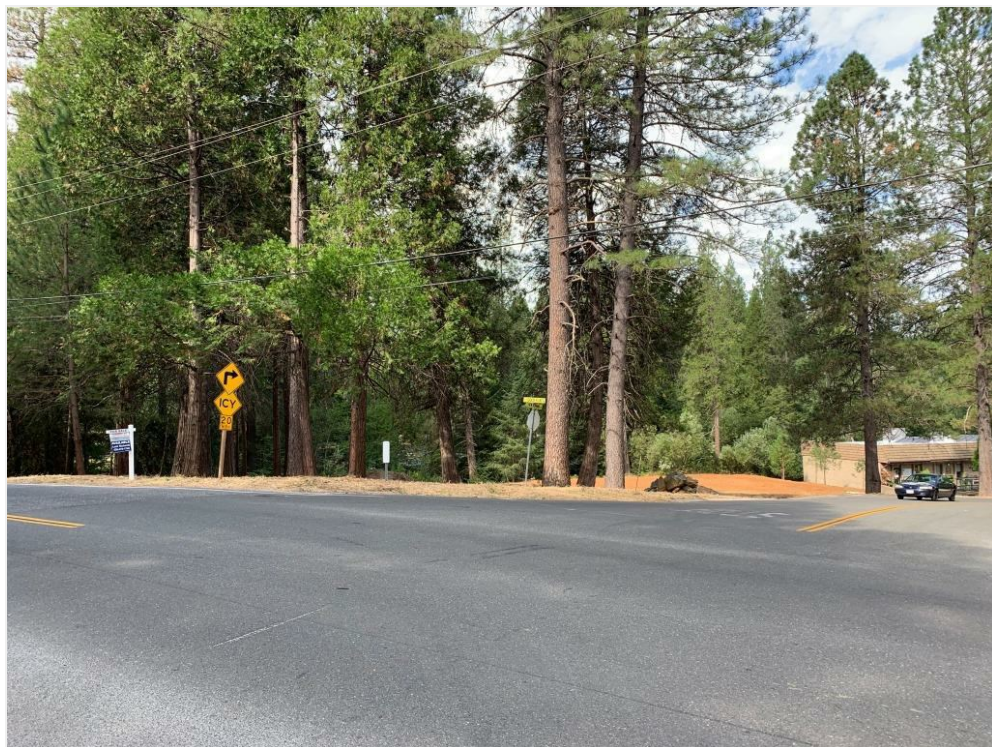


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