

COMMERCIAL PROPERTIES FOR SALE

14176 & 14178 River Road, Walnut Grove, CA



14176

APN: 142-0240-003-0000
ZONED: GC - General Commercial
Area 2.71 acres - 118,048 sf

14176 River Road – 13,866 sf
- \$440,000 - \$31.73 psf
Occupied by Morris Motors USA

14178 River Road – 9,516 sf
- \$315,000 - \$33.10 psf
Occupied by Central Market Grocery Store

Built in the 1920's



14178



14176

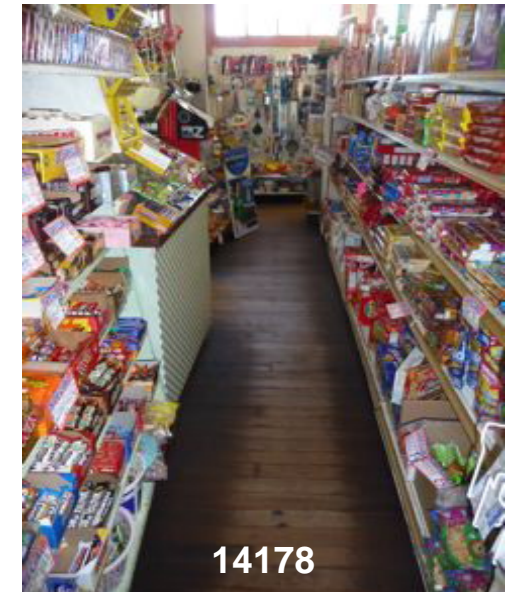
Marina Parking Lot, Restroom and expansion land reserved by Seller



License # 00915268

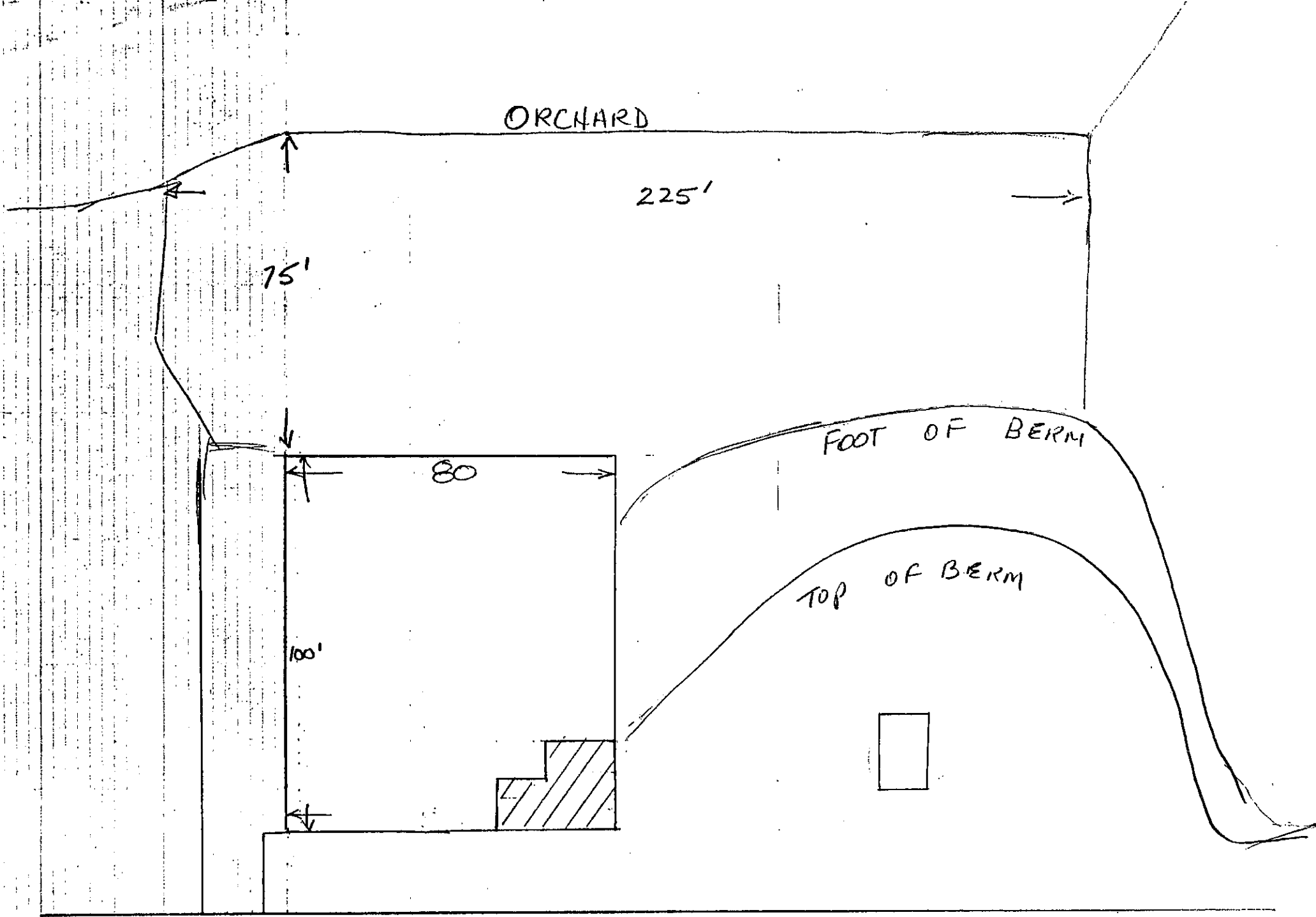
THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815-4706
916/929-2000 FAX 916/929-7857
www.thevollmancompany.com

For More Information Contact:
Dennis Vollman (916) 929-2000
dvollman@thevollmancompany.com

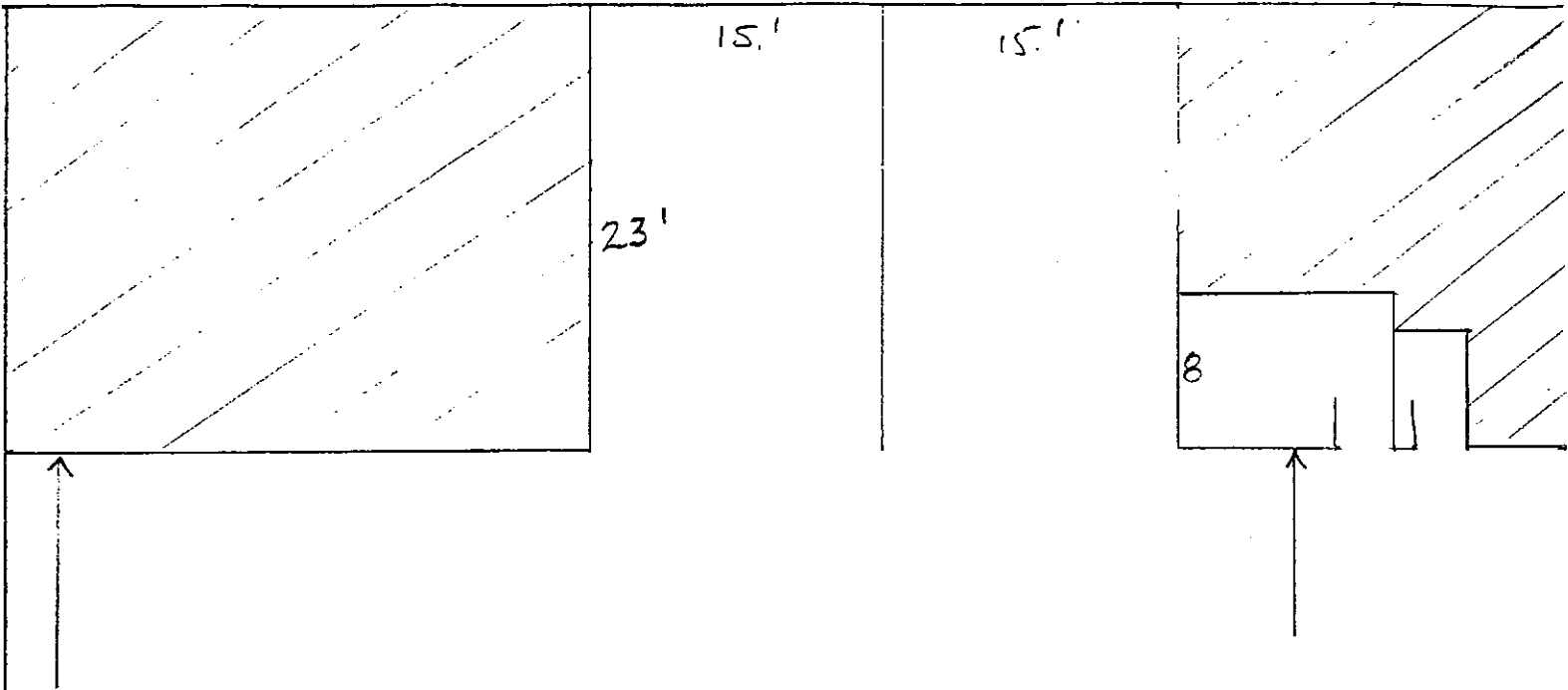


14178

THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE



14176 River Road -
HIGHWAY 160
WALNUT GROVE CA 95690

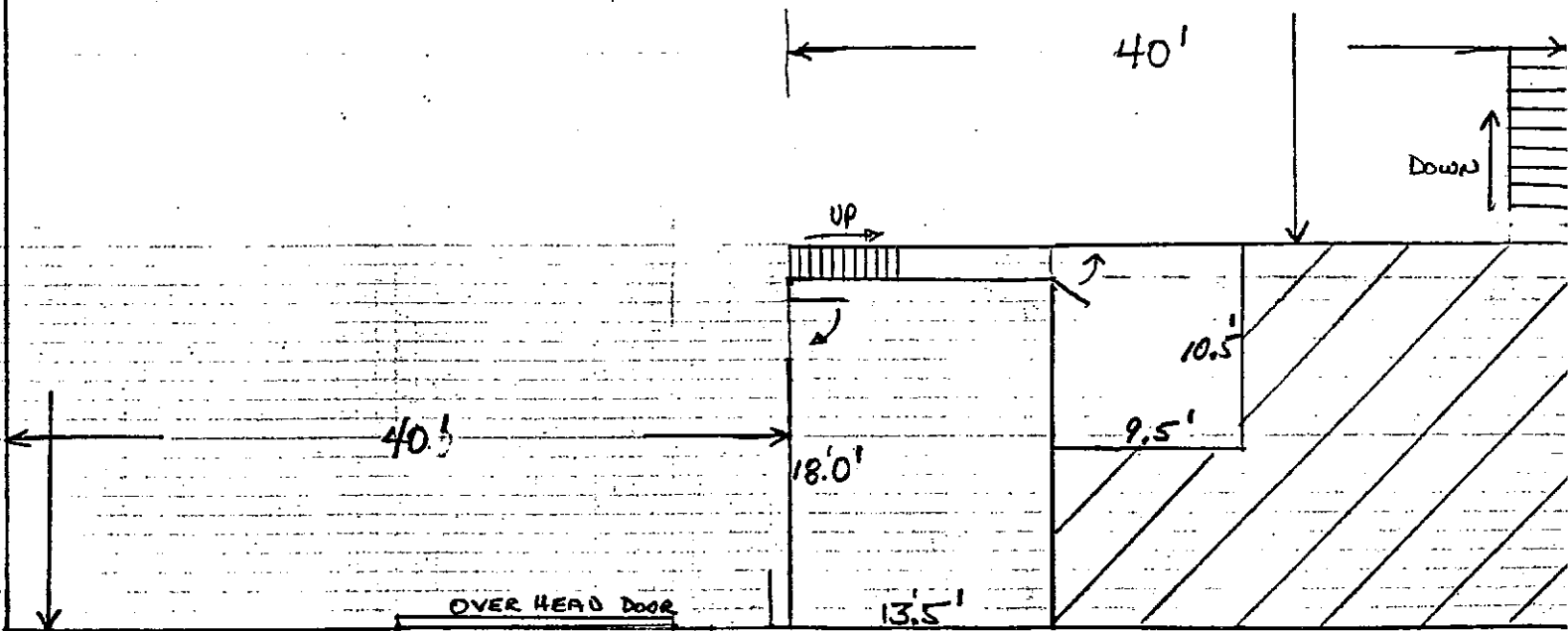


MAIN FLOOR

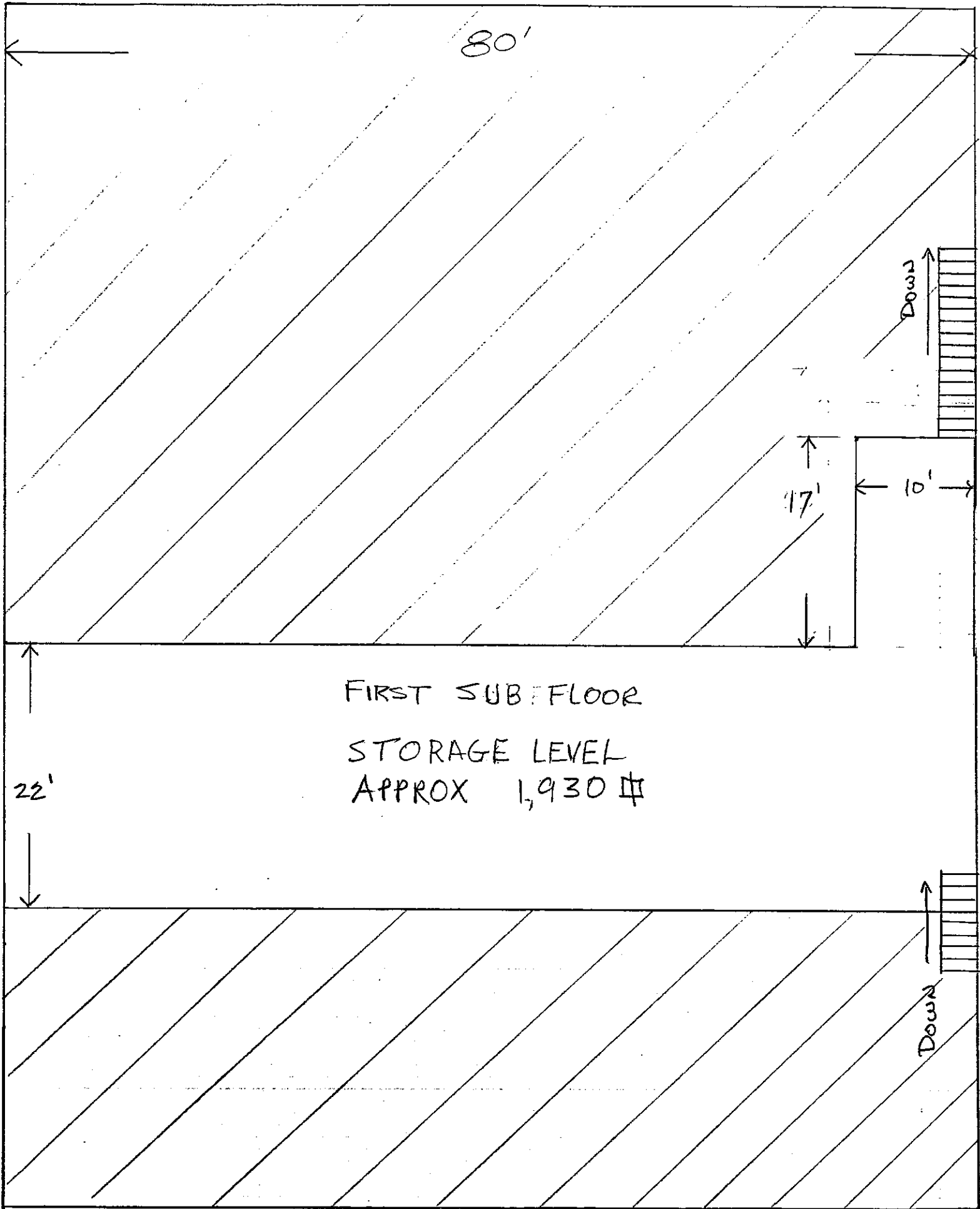
57'

STREET LEVEL
APPROX 6,513 #

77'



HIGHWAY 160



80'

Down

17'

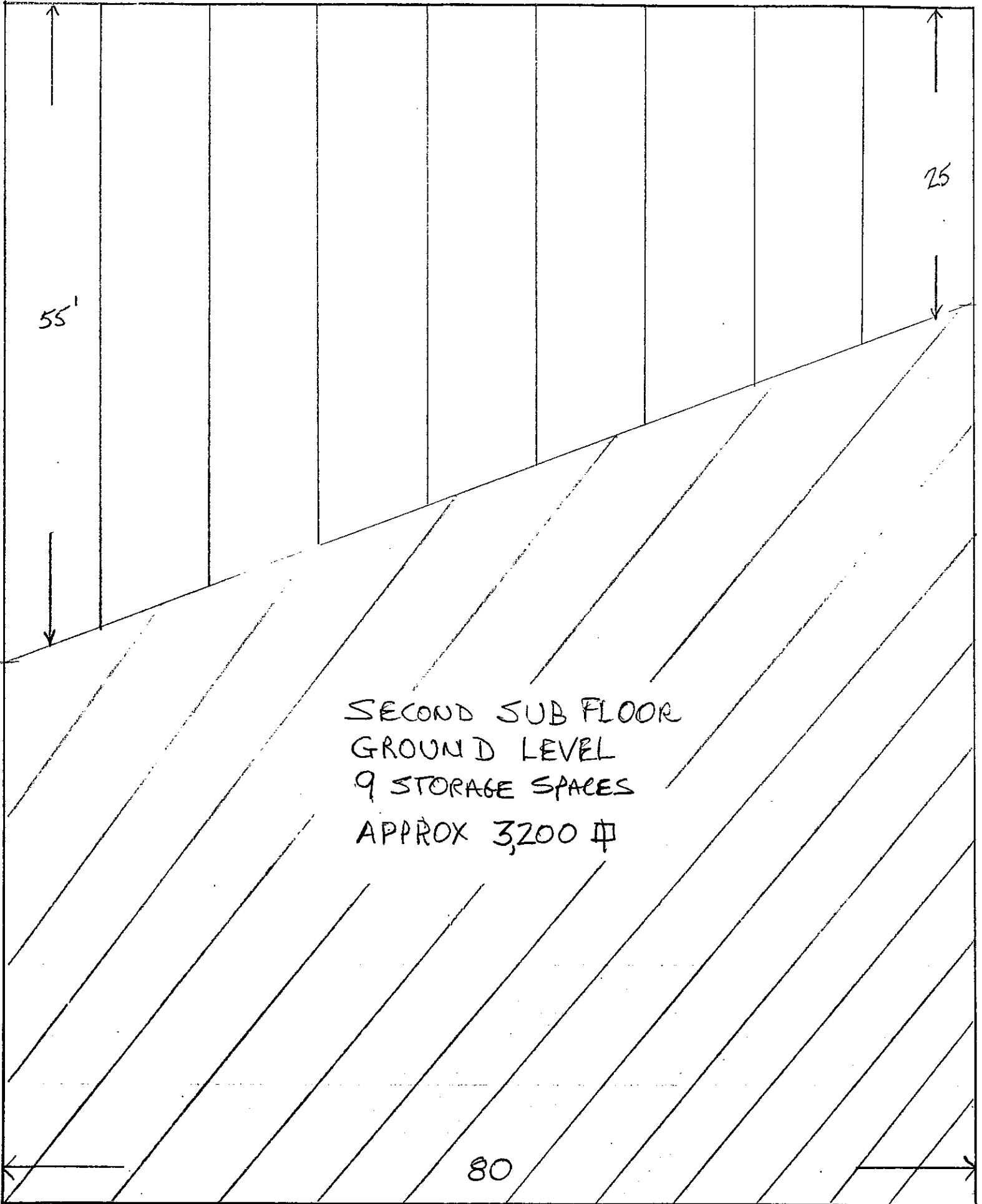
10'

22'

Down

FIRST SUB FLOOR
STORAGE LEVEL
APPROX 1,930 #

HIGHWAY 160



55'

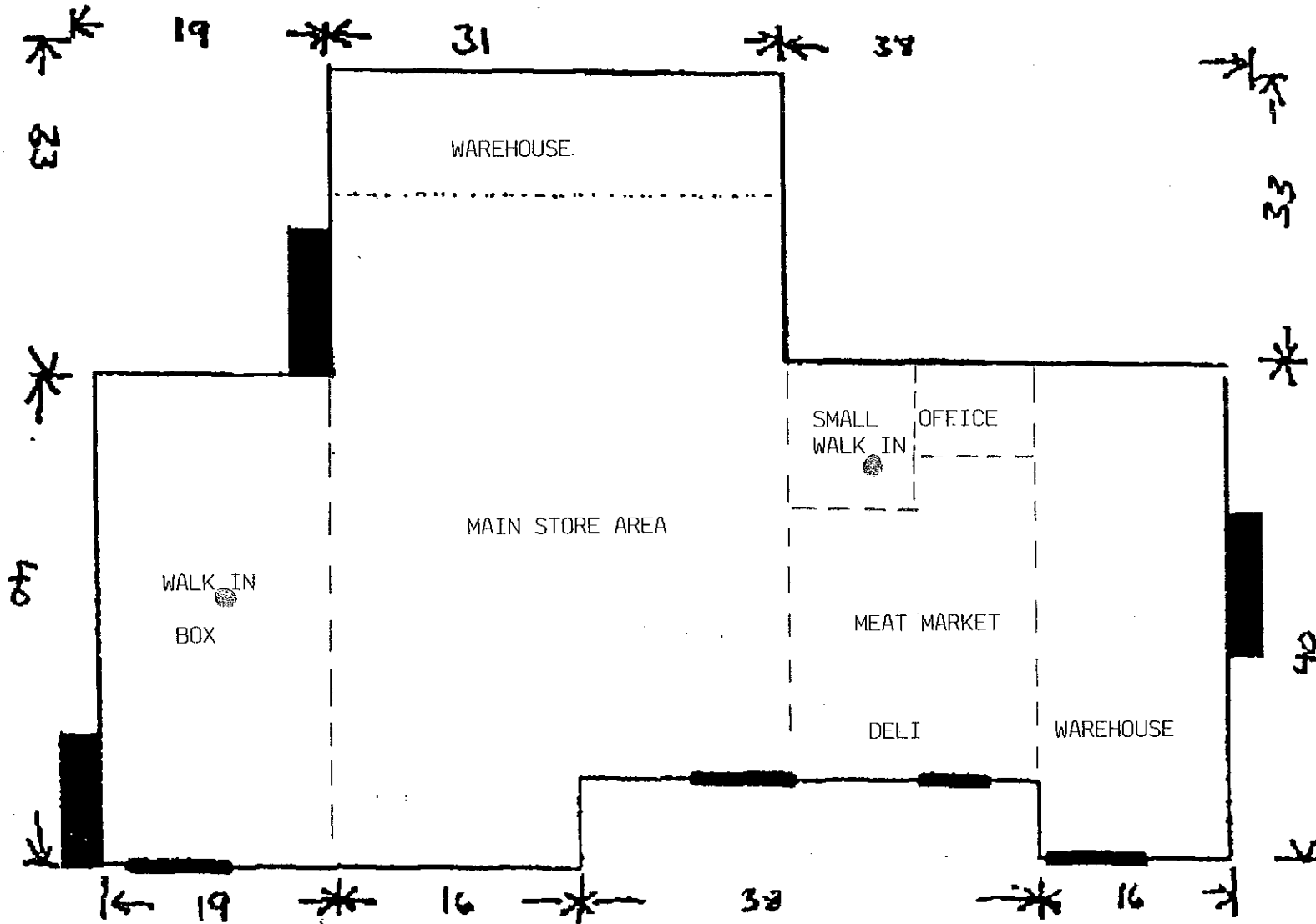
25

SECOND SUB FLOOR
GROUND LEVEL
9 STORAGE SPACES
APPROX 3,200 #

80

HIGHWAY 160

← 7 Garage Door →



4,616 square feet
Total Floor Area

14178 River Road - Highway 160



POR. GRAND ISLAND, T.5N., R.4E., M.D.B. & M.

142-024

