

RETAIL BUILDING AVAILABLE FOR SALE

14176 RIVER ROAD, WALNUT GROVE, CA 95690



FOR SALE

Currently Occupied by Morris Motors USA

13,866 sf Retail Space

16,875 sf of Fenced Yard Area

\$440,000 (\$31.73 psf) - Sale Price

Morris Motors enjoys an extremely high visibility location at the toe of the Walnut Grove Draw Bridge

- Month-to-Month Lease - 4.54% CAP RATE
- Highway 160 & Sacramento River Frontage
- Electrical Service - PG&E
- Sewer Service - Sacramento County
- Water Service - Cal American Water Company

Reduced Price!



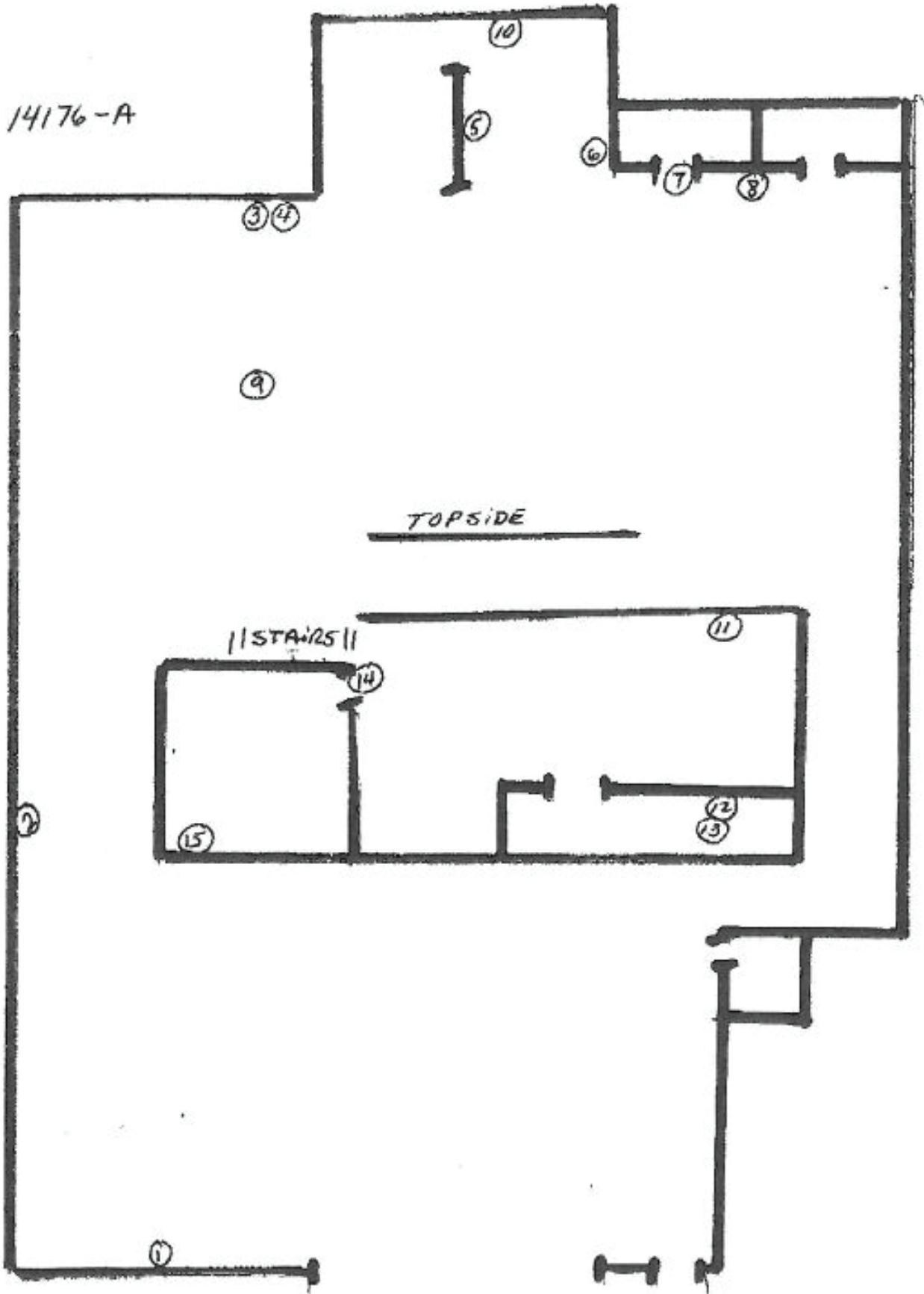
For More Information Contact

Dennis Vollman - (916) 929-2000

dvollman@thevollmancompany.com

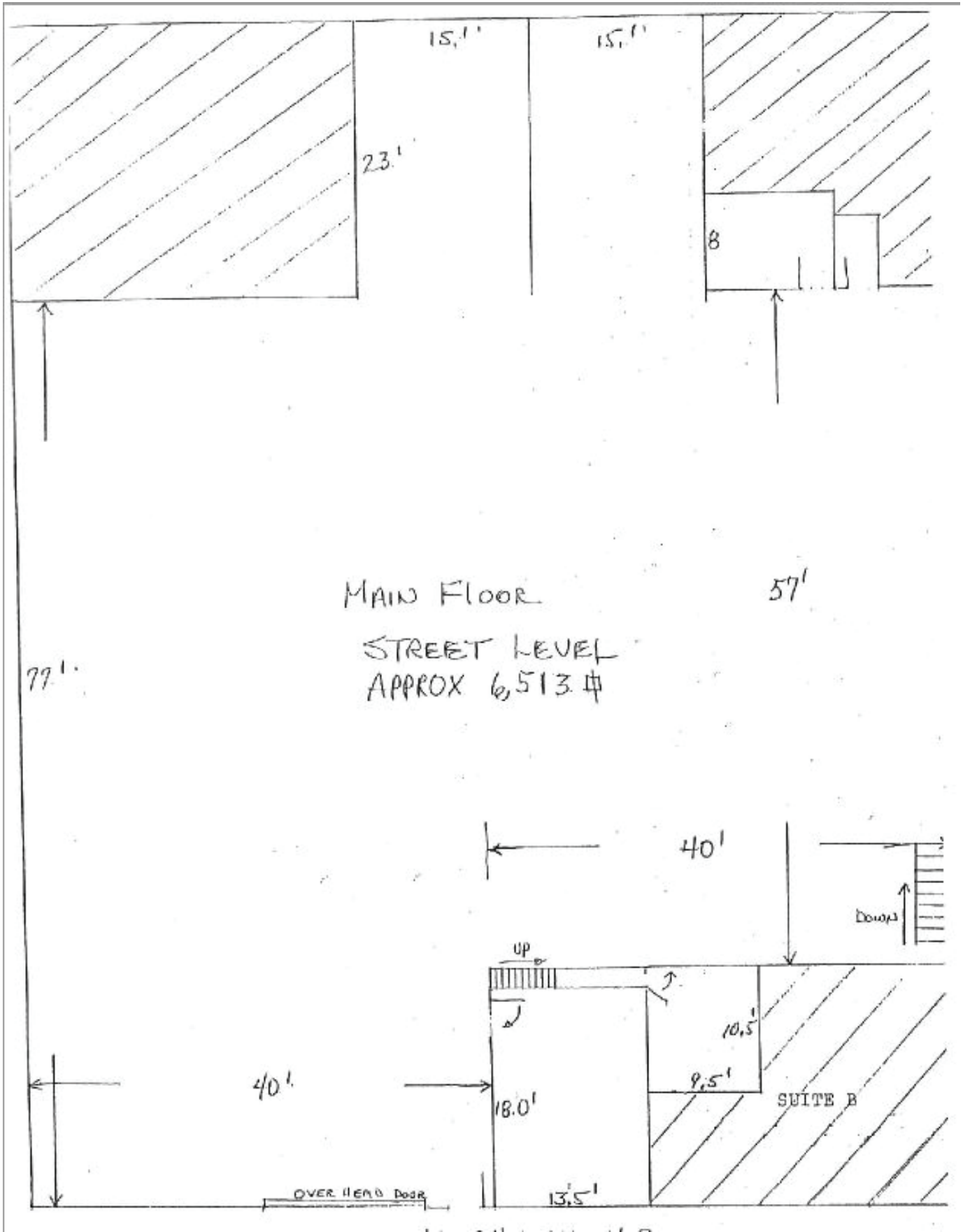
The VOLLMAN COMPANY
The Vollman Company
Commercial Real Estate Brokerage
11500 Sunrise Gold Circle, Suite E
Rancho Cordova, CA 95742
www.thevollmancompany.com
License # 02091276

14176-A



The Vollman Company
Commercial Real Estate Brokerage
11500 Sunrise Gold Circle, Suite E
Rancho Cordova, CA 95742
www.thevollmancompany.com

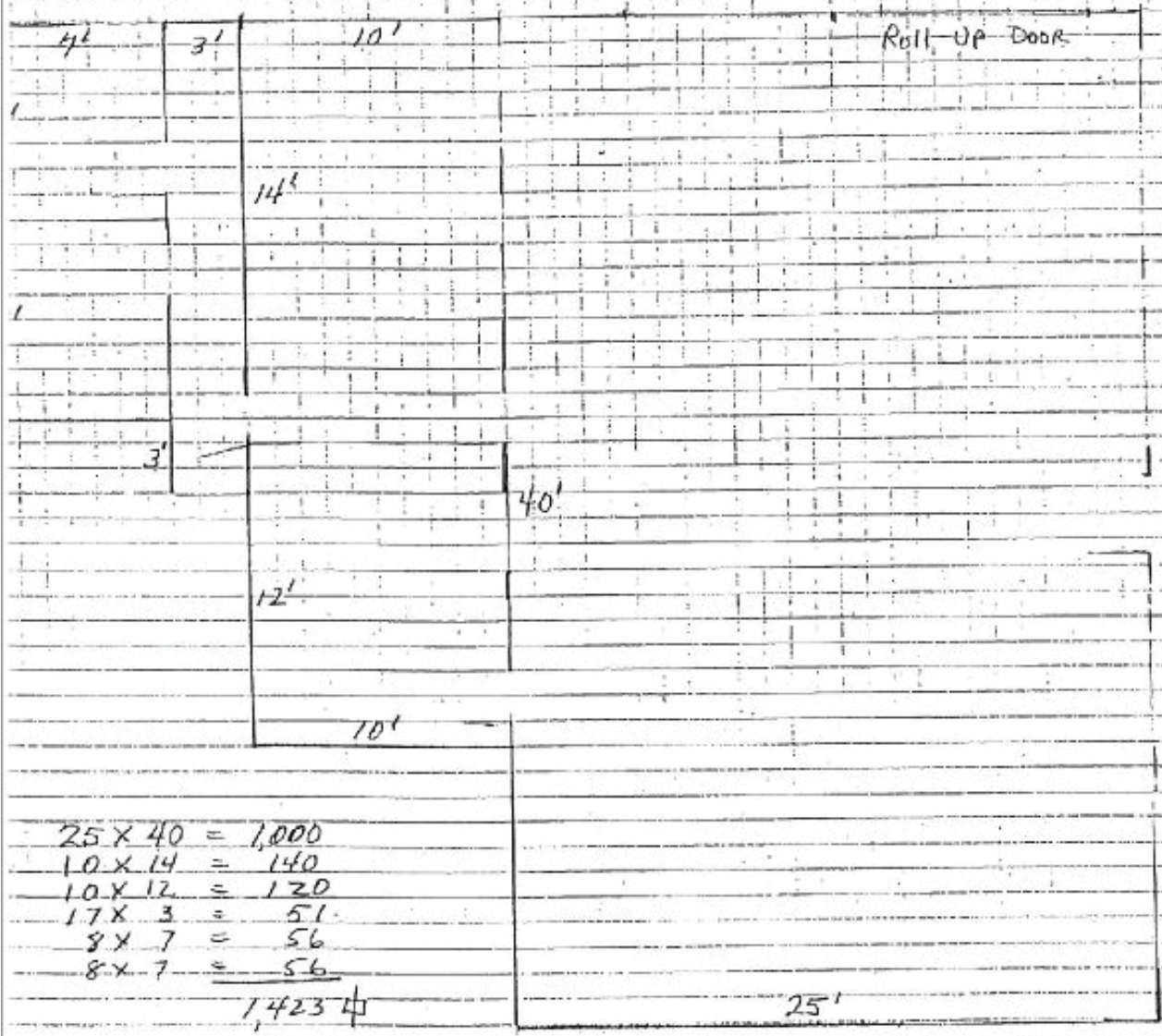
License # 02091276



The Vollman Company
 Commercial Real Estate Brokerage
 11500 Sunrise Gold Circle, Suite E
 Rancho Cordova, CA 95742
 www.thevollmancompany.com

License # 02091276

← 1/2" = 1"
↑

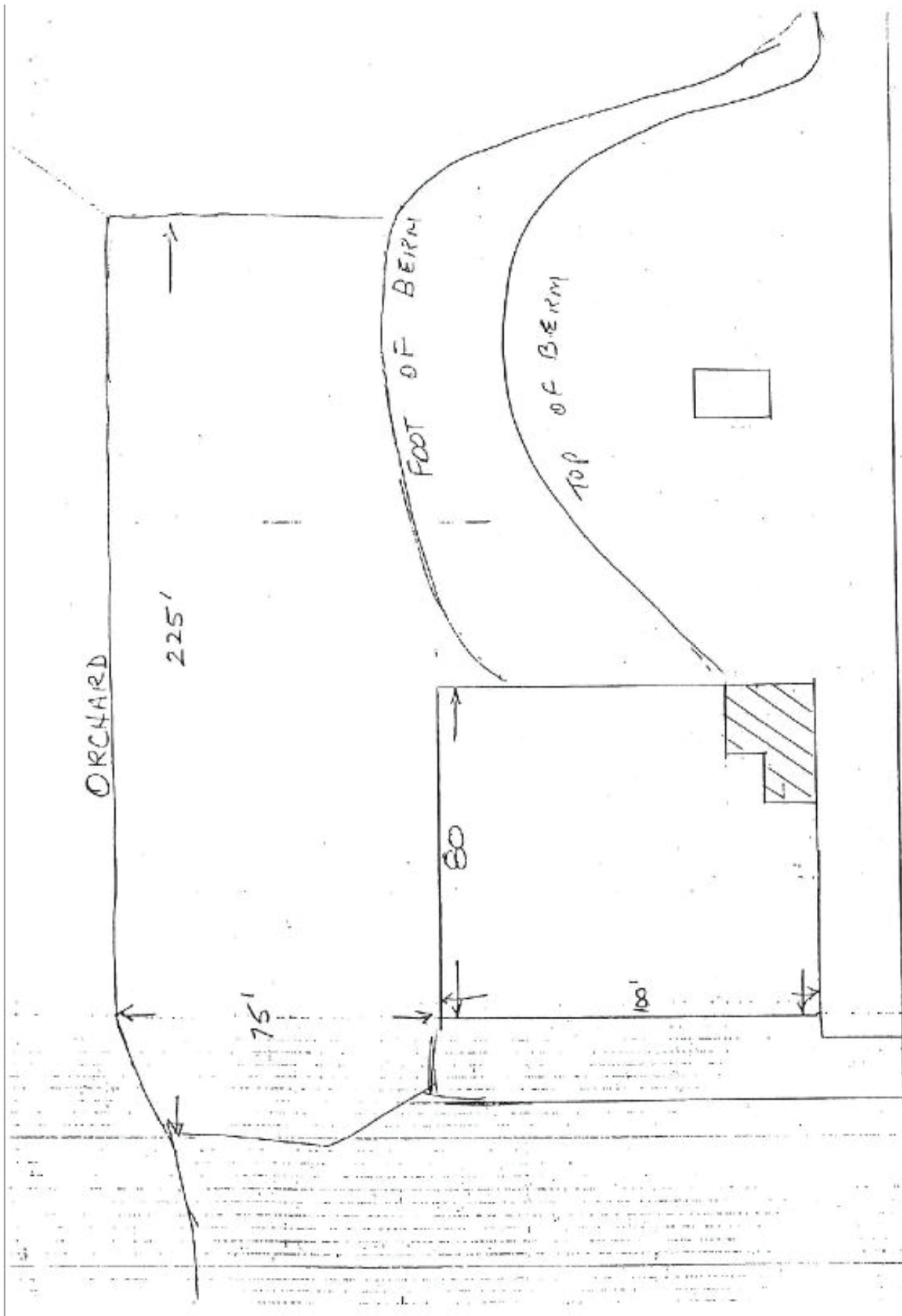


ALL MEASUREMENTS ARE APPROXIMATE

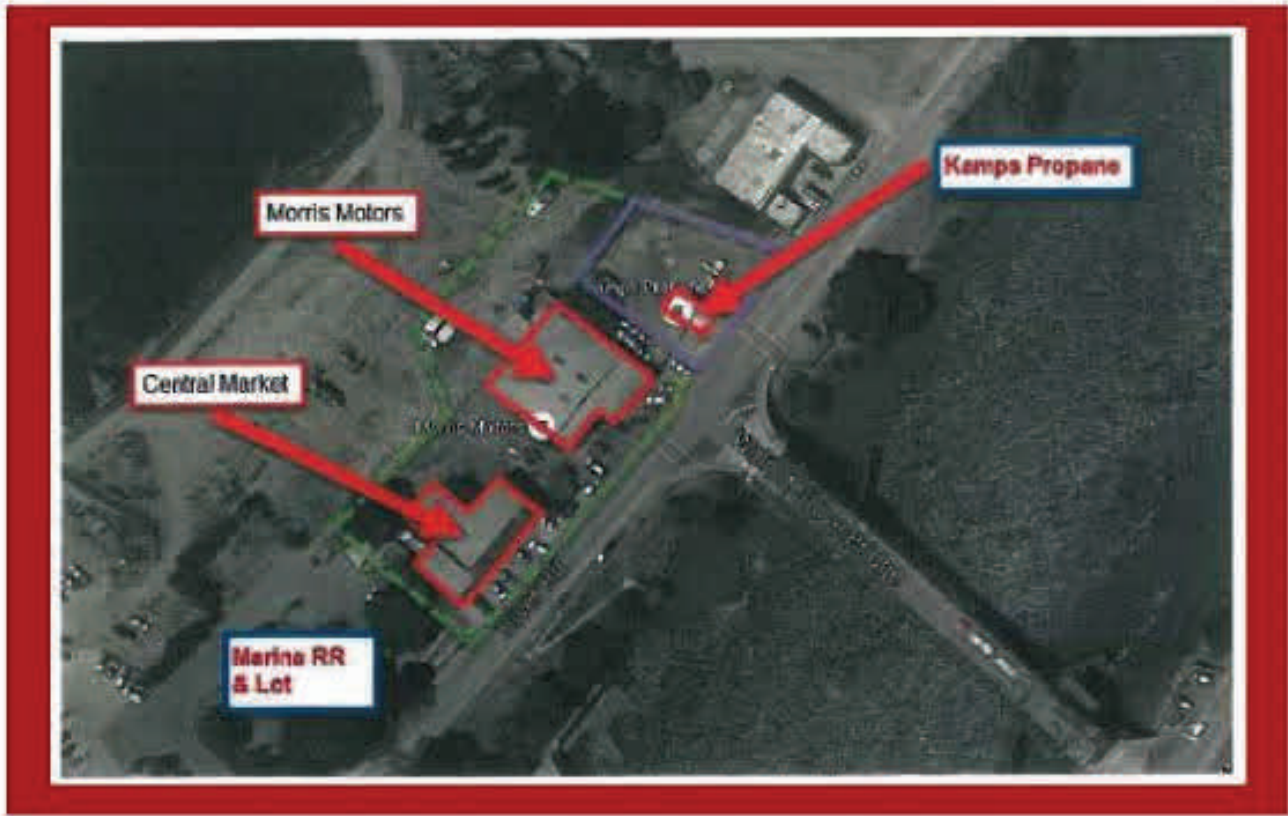


The Vollman Company
Commercial Real Estate Brokerage
11500 Sunrise Gold Circle, Suite E
Rancho Cordova, CA 95742
www.thevollmancompany.com

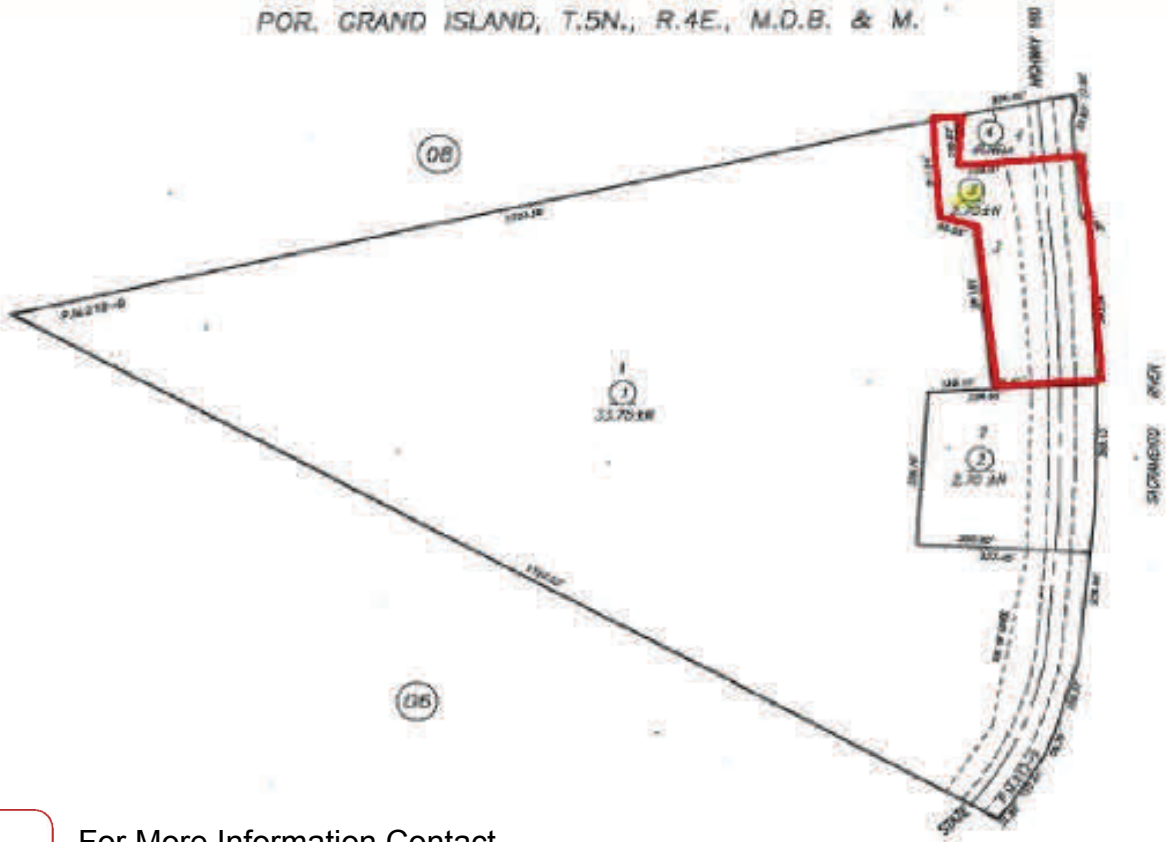
License # 02091276



14176 River Road -
 HIGHWAY 160
 SAN JUAN COUNTY CALIFORNIA



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



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