



Reduced Price!

**LOCAL MARKET BUILDING AVAILABLE FOR SALE
14178 RIVER ROAD, WALNUT GROVE, CA 95690**

FOR SALE

Currently Occupied by Central Market Store
4,616 sq. ft Retail Space in a 9,516 sf Bldg

\$393,000 (\$85.14 psf) - Sale Price

APN 142-0240-003

2.7 Acres - Zoned GC.

Lease Expires - 2/28/2022 - 4.58% CAP RATE

Additional Storage Space Available

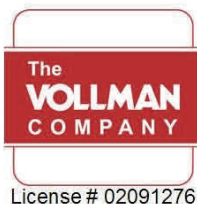
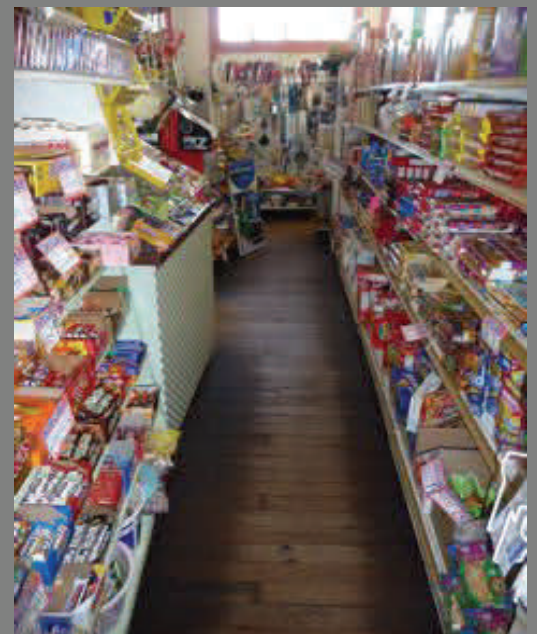
Additional Parking on Lower Level

Highway 160 & Sacramento River Frontage

Electrical Service - PG&E

Sewer Service - Sacramento County

Water Service - Cal American Water Company



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