

11775 & 11780 Riverside Avenue
Courtland, CA 95615



THE PROPERTY

FLEX | 3 STRUCTURES | YARD SPACE

FOR SALE \$875,000

8,742 TOTAL SF (\$100/SF)

Main Parcels – 2 Buildings

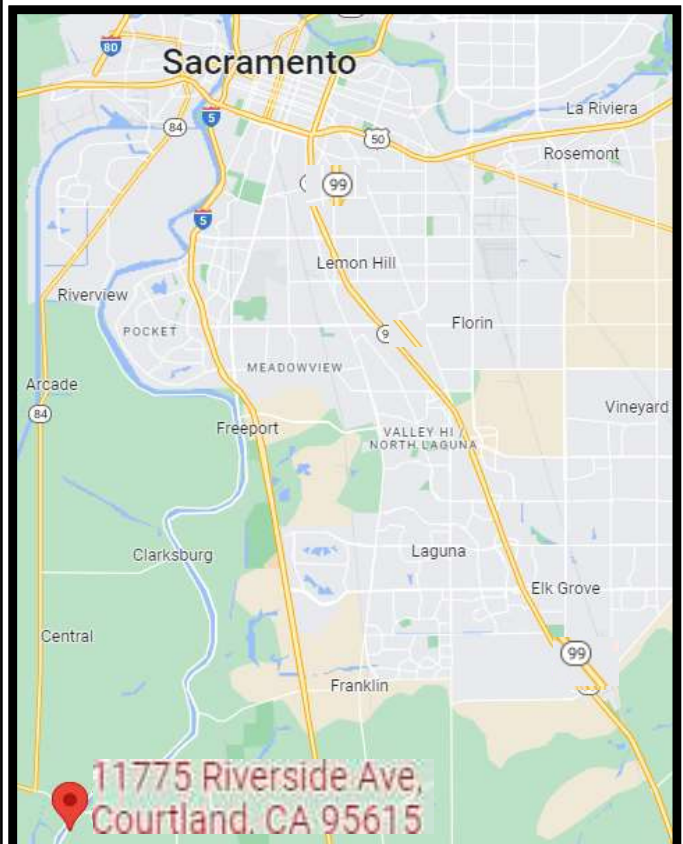
- Lot ±13,000 SF
- Fenced Yard
- 5 Grade Level Doors
- Zoned GC SPA
- Ideal for Auto or Boat Repair

4 Additional Parcels – 1 Building

- Lot ±22,500 SF

Location

- 8 Minutes to I-5
- 15 Minutes to Elk Grove
- 25 Minutes to Downtown Sacramento



The Vollman Company
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PROPERTY DETAILS



LIVE/WORK FLEX ± 7,742 SF TOTAL

PROPERTY HIGHLIGHTS

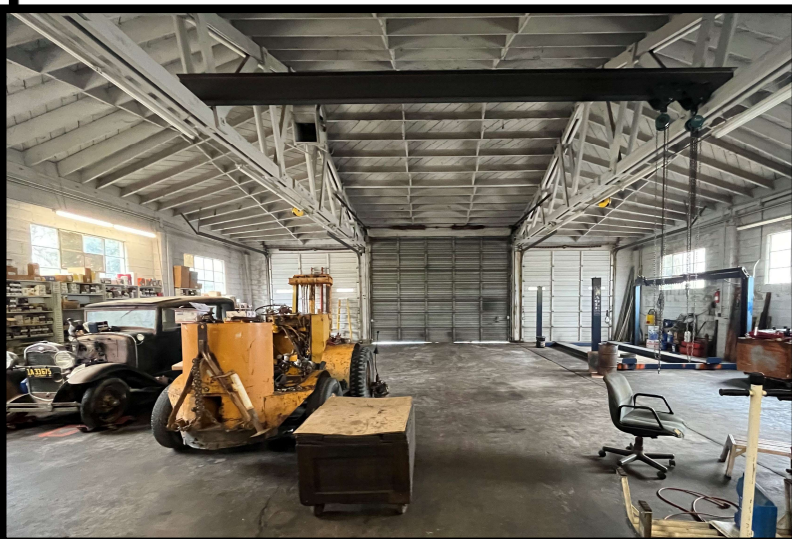
- Parcels: 132-0174-015 & 016
- Yard Space ±4,000 SF
- Three Phase Power – 120V

BUILDING 1 - 7,742 SF FLEX

- Shop ±5,200 SF | Office ±2,540 SF
- Drive Through Capable
- 22' Clearance at Highest Point

1,000 SF WORK SHOP (Not Included in Total SF)

- 22' Clearance at Highest Point



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PROPERTY DETAILS



WAREHOUSE | OFFICE | STORAGE



PROPERTY HIGHLIGHTS

- 4 Parcels: Total $\pm 22,500$ SF
- Building Size $\pm 1,000$ SF
- Grade Level Roll Up
- Storage Container
- 132-0171-007|008|009|010



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