



FOR SALE
12,240+/- Sq. Ft. Bulk Retail / Warehouse

**ASKING
PRICE:**

\$660,000
\$54 / Sq. Ft.

BUILDING SF:

12,240+/- sq. ft.

LOT SIZE:

.44 acres
(19,500+/- sf)

ZONING:

**Commercial
Sales & Service**



1110 Colusa St, Vallejo, CA 94590

The overall building size is 12,240 +/- square feet. The retail area is approximately 1,890 square feet and the office and bathrooms account for approximately 968 square feet. The balance of the building, 9,382 square feet was used for warehousing parts, a machine shop area, a drive in service area, and a few miscellaneous storage rooms. The building was built as an auto parts store and has never been modified from its original design.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.



Property Overview

Pricing	
Asking Price:	\$660,000 (\$54 psf)
Building	
Construction:	Concrete
Sq. Feet:	12,240+/-
Interior:	Retail Area / Office / Warehouse
Power:	3 Phase / 800 + amps
Doors:	3 Roll up doors
Parking:	On site paved and striped
Site	
APN:	0056-095-070
Size:	.44 acres (19,500+/- sf)
Zoning:	Commercial Sales and Service
City / County:	Vallejo/Solano
Water & Sewer:	City of Vallejo
Gas & Electric:	Pacific Gas and Electric Co.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

An interested party should verify the status of the property and the information herein.



Photos



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

An interested party should verify the status of the property and the information herein.



Photos



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

An interested party should verify the status of the property and the information herein.



Photos



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

An interested party should verify the status of the property and the information herein.



Photos



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

An interested party should verify the status of the property and the information herein.



Aerial Map

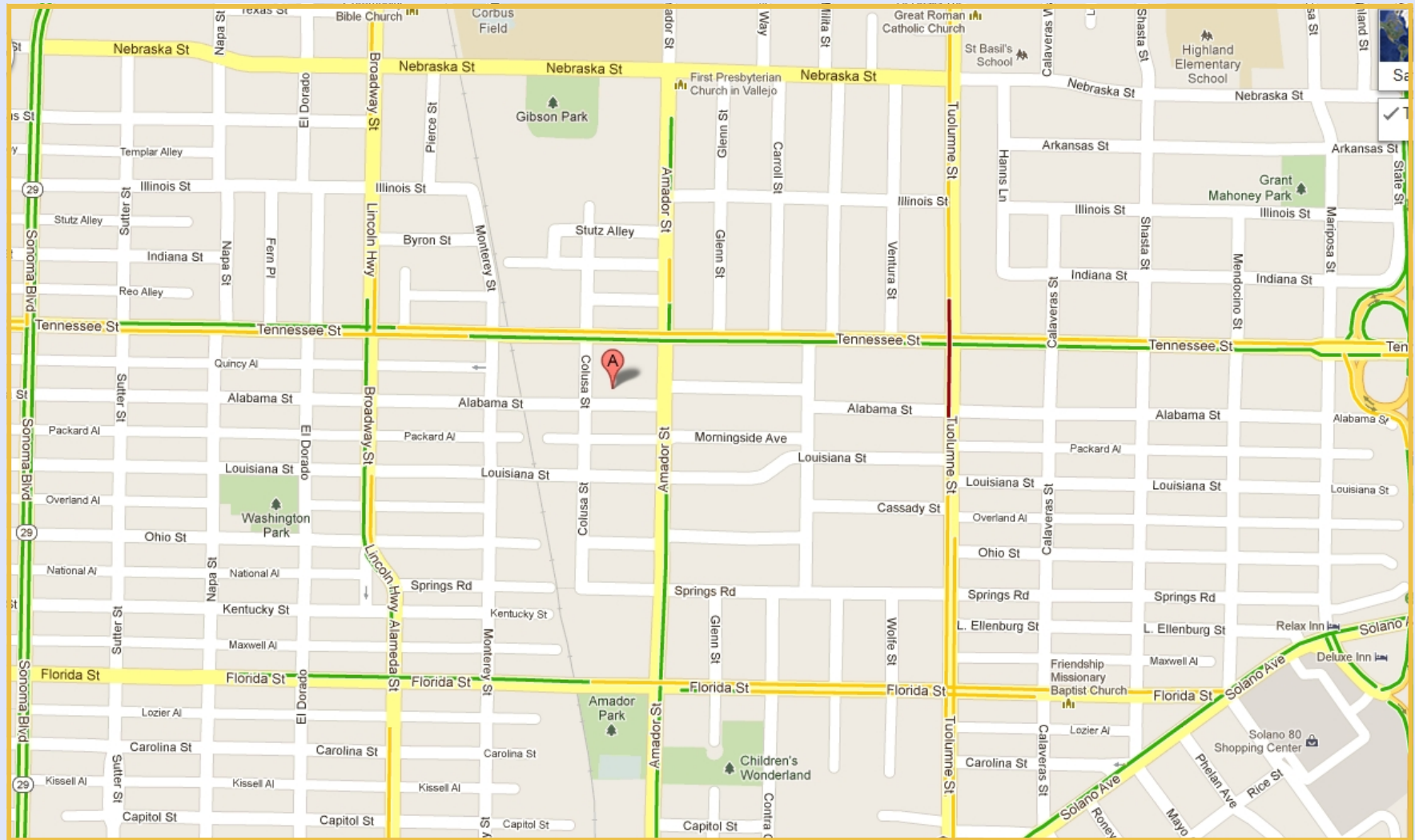


The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

An interested party should verify the status of the property and the information herein.



Location Map

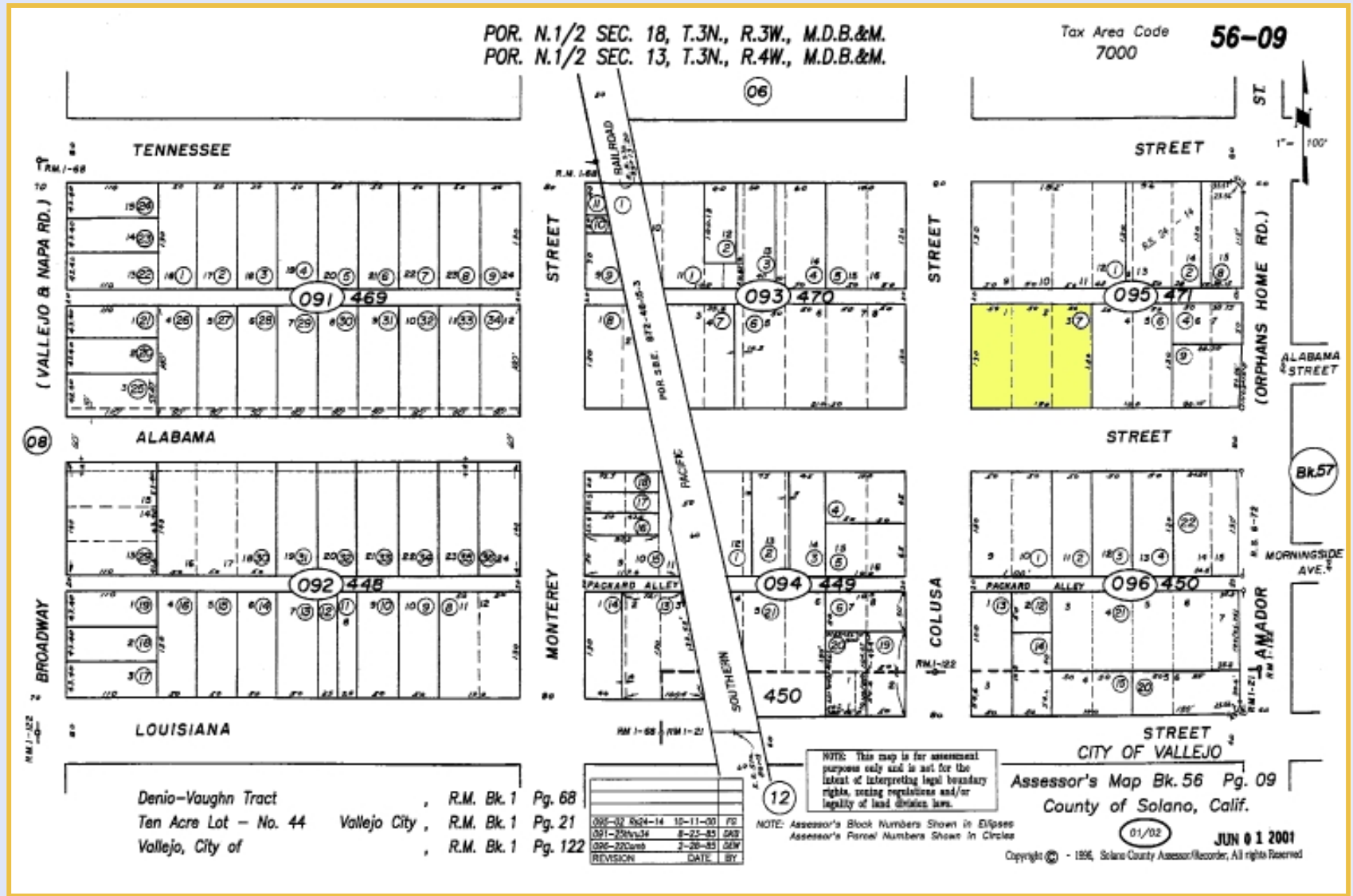


The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

An interested party should verify the status of the property and the information herein.



Parcel Map



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

An interested party should verify the status of the property and the information herein.



Broker Team

William M. Severi, CCIM
bill@williamseveri.com



Cell:
707-291-2722
Office:
707-523-2700
BRE No.:
01000344

Nick Abbott
nabbott@northbayprop.com



Cell:
707-529-1722
Phone:
707-523-2700
BRE No.:
01357548

Santa Rosa Office:
2544 Cleveland Ave., Ste., 110
Santa Rosa, CA 95403
707-523-2700



Northern California Offices

- Santa Rosa
- Novato
- Sonoma / Napa
- San Jose
- Sacramento
- Walnut Creek
- San Francisco

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal.

An interested party should verify the status of the property and the information herein.