

870 GOLD FLAT ROAD

Nevada City, CA 95959

ASKING PRICE

\$2,850,000

PRICE / SF

\$97.97/SF

BUILDING SIZE

29,088 SF

SITE AREA

6.38 Acres

YEAR BUILT

1985

Rare R&D/Office-Industrial opportunity — 29,088 SF on 6.38 acres, walking distance to historic downtown Nevada City.

~21,000 SF delivered vacant — ideal for owner-user occupancy or value-add lease-up.

PROPERTY DETAILS

Asking Price	\$2,850,000
Price / SF	\$97.97/SF
Building Size	29,088 SF
Lot Size	6.38 Acres
Year Built	1985
Construction	Stick Frame / Metal Roof
Zoning	R&D / Industrial
Units	4 Units
Occupancy	28% Occupied — 21,000 SF Delivered Vacant
Parking	Ample On-Site + Drive-Around
Power	High-Capacity + Owned Solar
FAR / Expansion	0.19 FAR (Expansion Potential)

INVESTMENT HIGHLIGHTS

- Priced below \$100/SF — exceptional cost basis for R&D/office-industrial
- ~21,000 SF delivered vacant — immediate owner-user or value-add lease-up opportunity
- Ideal for owner-users seeking turnkey occupancy with rental income offsets
- Investor opportunity with value-add potential through lease-up and development
- 4 distinct units: two upper office/R&D + two lower R&D/warehouse suites
- Vaulted ceilings, commercial kitchen, high bay warehouse (2,500 SF)
- Owned solar system + backup generator; dock-high & front-loading roll-up

