



118-120 Scandling Avenue, Grass Valley is centrally situated in the core of Grass Valley just 1 minute to full direction interchanges with Highway 49 and 5 minutes or less to the retail/office downtown area and all employment, medical, and major shopping and retail areas.

**Development
Opportunity**

Offering Memorandum

118-120 Scandling Ave., Grass Valley, CA

PACIFIC LAND ENTERPRISES

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Property Description

- Owner user
- Development opportunity
- 2 Single family homes

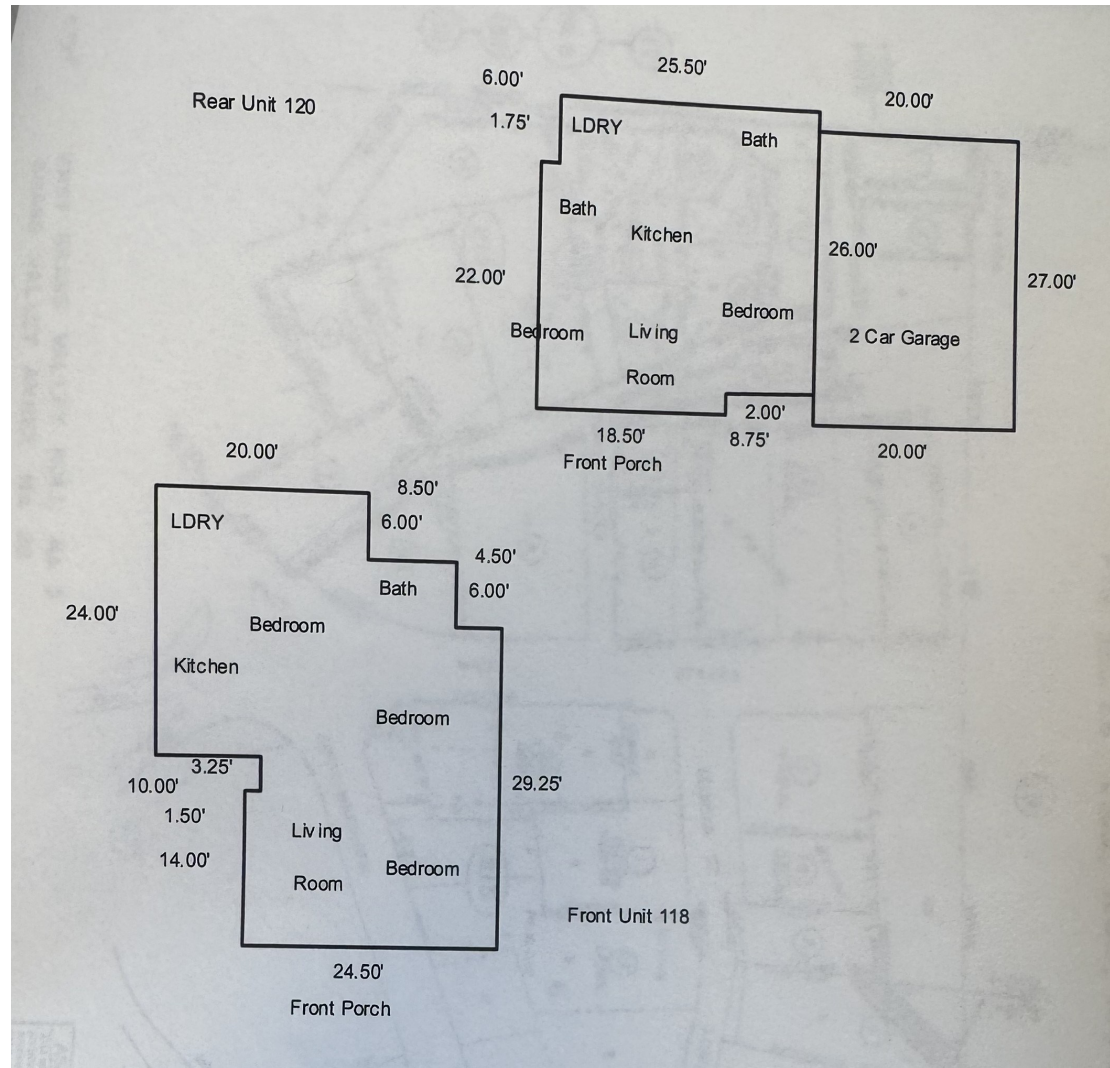
118 Scandling Avenue

- 3 BR
- 1 BA
- Needs to be rebuilt

120 Scandling Avenue

- 2 BR
- 1 and 1 half BA
- 2 car garage
- Leased at \$1,250/month

- C-3 Commercial Zoning
- Allows wide variety of commercial uses



Community Map

118-120 Scandling Ave.

