

FOR SALE | TWO COMMERCIAL CONDO UNITS

143 SPRING HILL DR, UNITS A & F
GRASS VALLEY, CA 95945

LOCATED OFF OF IDAHO MARYLAND RD
WITH QUICK AND EASY ACCESS TO HWY 49

PRICE REDUCED

~~\$495,000~~ **\$465,000**



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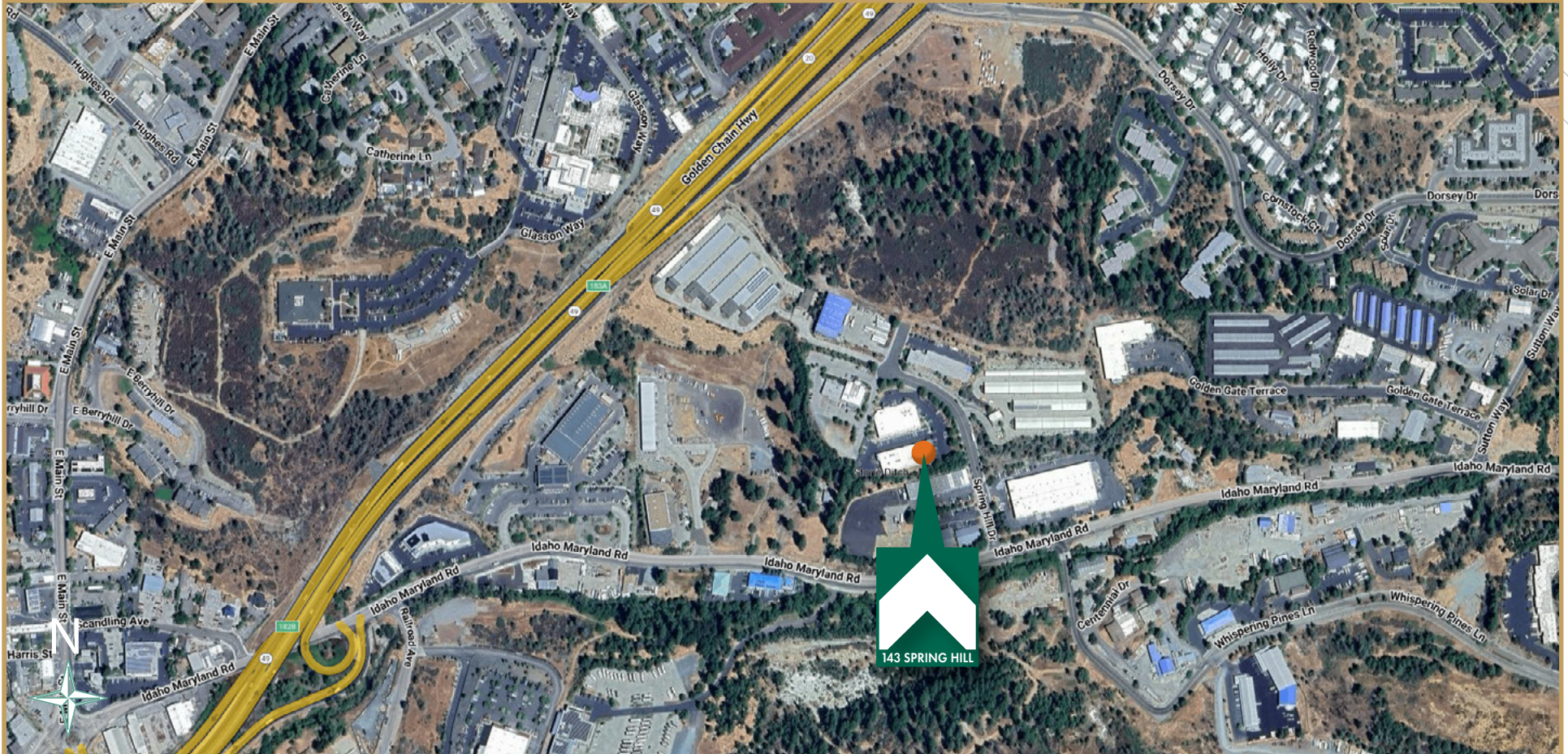
LIC: #01472232

3400 Douglas Blvd, Suite 190,
Roseville, CA 95661



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PROPERTY OVERVIEW



About the Property

Part of the Springhill Condominium Association 143 Spring Hill Drive Units A & F are two contiguous commercial condo units totaling $\pm 2,100$ SF available for purchase. Unit A is $\pm 1,091$ SF Office Condo with small conference room, two small offices with kitchenette and restroom. Unit F is currently leased through December 31, 2025 and includes a small warehouse with dock-hi door, small office, and restroom.

Investment Highlights

- Ideal for Owner-User with Income in place
- Part of the Springhill Condominium Association
- New Roof in 2020
- Quick Easy Access to Hwy 49
- Strong Demographics
- Industrial Zoning
- Located in an Opportunity Zone

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EXECUTIVE SUMMARY

ADDRESS:

143 Spring Hill Drive, Units A & F
Grass Valley, CA 95945

OFFERING PRICE:

\$465,000.00

BUILDING SF:

±2,100 SF Total
Unit A: ±1,091 SF
Unit F: ±1,009 SF

ADDITIONAL STORAGE:

Upstairs: ±136 SF
Outside: ±58 SF

LEASE INCOME:

Unit F: \$1,300.00 Per Month
Expiring December 31, 2025

PARKING:

10 Designated Parking Spaces

POWER:

3 Phase

DOCK-HI DOORS:

1 Roll Up Door (Unit F)

ZONING:

M1 - Light Industrial

CONSTRUCTION:

Concrete Tilt-Up

YEAR BUILT:

2000

ROOF:

20 Year Roof - Installed Oct. 2020

FIRE SAFE:

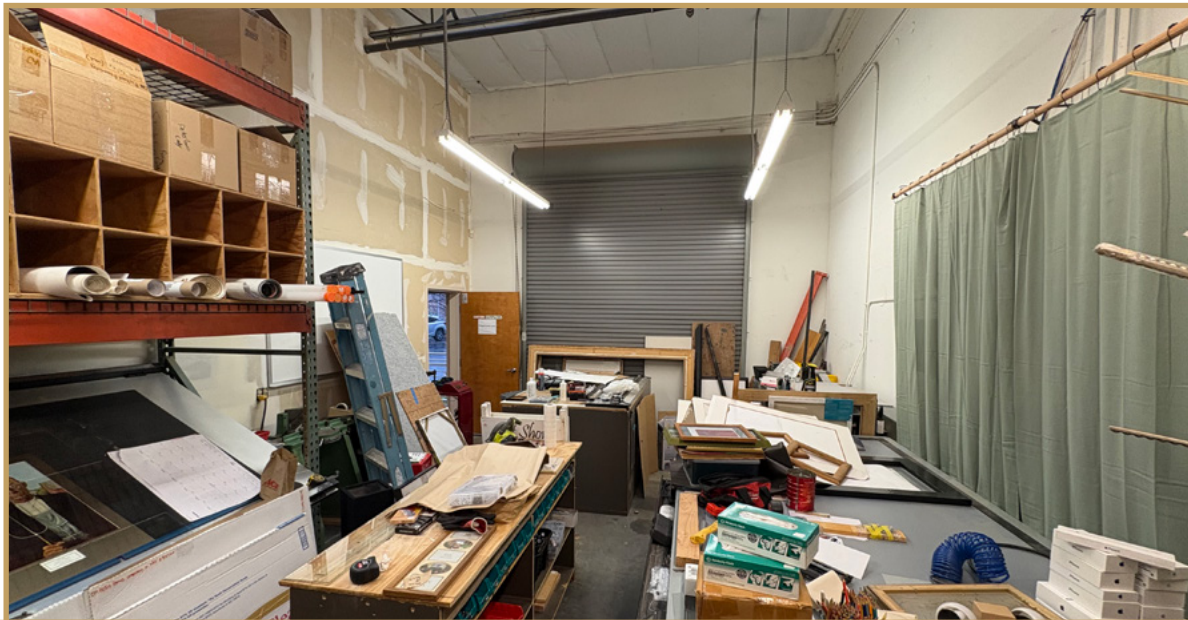
4'x5'x3'

OPPORTUNITY ZONE:

Yes

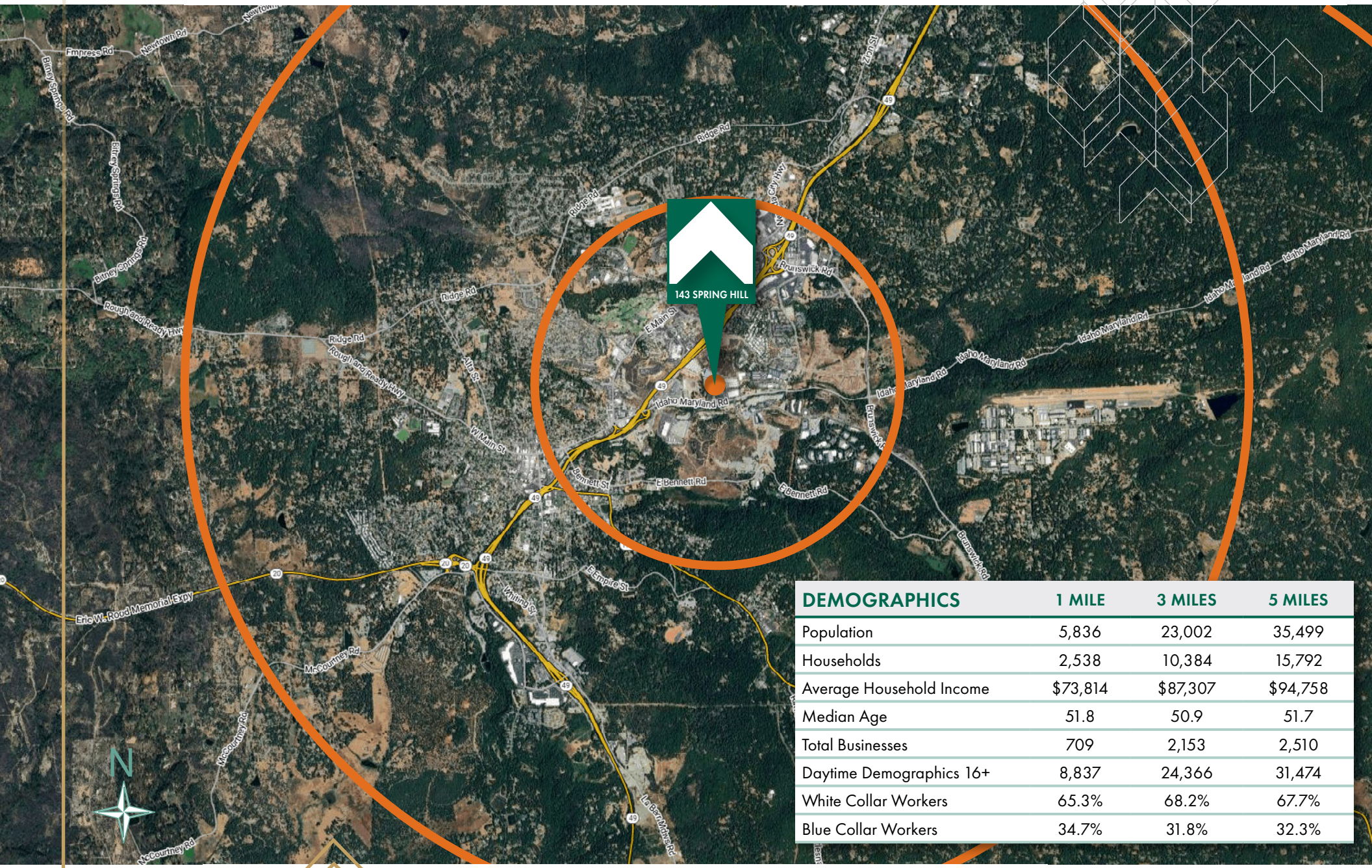
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PROPERTY PHOTOS



FOR SALE | 143 SPRING HILL DR CONDOS

DEMOGRAPHIC REPORT



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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

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