

Presley Building — Suite 103

1061 E. Main Street, Grass Valley, CA 95945

PRICE

\$199,000

PRICE / SF

\$163

SIZE

1,224± SF

TYPE

Office/Medical Condo

Ground-floor office/medical condominium located directly across from Sierra Nevada Memorial Hospital and the Nevada County Country Club.

1061 E. Main Street, Suite 103

Presley Building · Grass Valley, CA 95945

Asking Price	\$199,000 (\$163/SF)
Suite Size	1,224± SF
Property Type	Office / Medical Office Condominium
Floor	Ground floor, off atrium lobby
Year Built	1984
OA Dues	\$380/MO — insurance, roof, exterior, parking lot
APN	035-350-039-000
Parking	Ample shared surface parking

Rare opportunity to own a bite-sized professional office in the sought-after Presley Building. Accessed from an attractive common entrance and landscaped interior atrium, Suite 103 is perfect for a sole practitioner, medical user, or professional office owner-user — offered at an extremely attractive price of \$199,000, a cost basis of just \$163/SF.

Highlights

- Foyer/reception, large private office & large open office easily converted back to two private offices
- Private restroom, storage room, and a great window line
- Former dental office — plumbing in place
- OA dues cover shell insurance, roof, exterior & parking lot
- Directly across from Sierra Nevada Memorial Hospital and the Nevada County Country Club; Sierra College less than a mile away





PRIVATE OFFICE



RECEPTION / FOYER



OPEN OFFICE



EAST MAIN STREET CORRIDOR



TJTCRE.COM

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