

INVESTMENT OR OWNER-USER OPPORTUNITY | KNIGHTS LANDING

**9410 LOCUST ST
KNIGHTS LANDING, CA 95645**

**FORMER BANK OF AMERICA LOCATED ON A
HARD CORNER OF LOCUST ST AND 4TH ST
(HIGHWAY 113 AND HIGHWAY 45)**

PRICE REDUCED

\$325,000 ~~\$350,000~~



Steve Perez

Vice President

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LIC: #01366920

3400 Douglas Blvd, Suite 190,
Roseville, CA 95661



About the Property

Former Bank of America located across from a new Valero gas station in Knights Landing, approximately 10 minutes North of Woodland, the closest large community. Currently being used as an artist space, the property will be vacant at the close of escrow.

Property Highlights

- Located on a hard corner and the main thoroughfare in Knights Landing
- Building Signage and Large Pylon Signage
- Two (2) Private Offices
- Break Room with Kitchen
- Thirteen (13) Parking Stalls located behind the building

FOR SALE | OWNER-USER OPPORTUNITY

EXECUTIVE SUMMARY

ADDRESSES: 9410 Locust St,
Knights Landing, CA 95645

OFFERING PRICE: \$325,000.00 ~~\$350,000.00~~

TOTAL BLDG SQ.FT.: ±4,400 SF

LOT SIZE: 14,810 SF (0.34 Acres)

APN: 056-283-001-000

PARKING: Thirteen (13) Stalls in a Private Parking
Lot Behind Building

CONSTRUCTION: Masonry

ZONING: C - Commercial

YEAR BUILT: 1960

FOR SALE | OWNER-USER OPPORTUNITY

PROPERTY PHOTOS



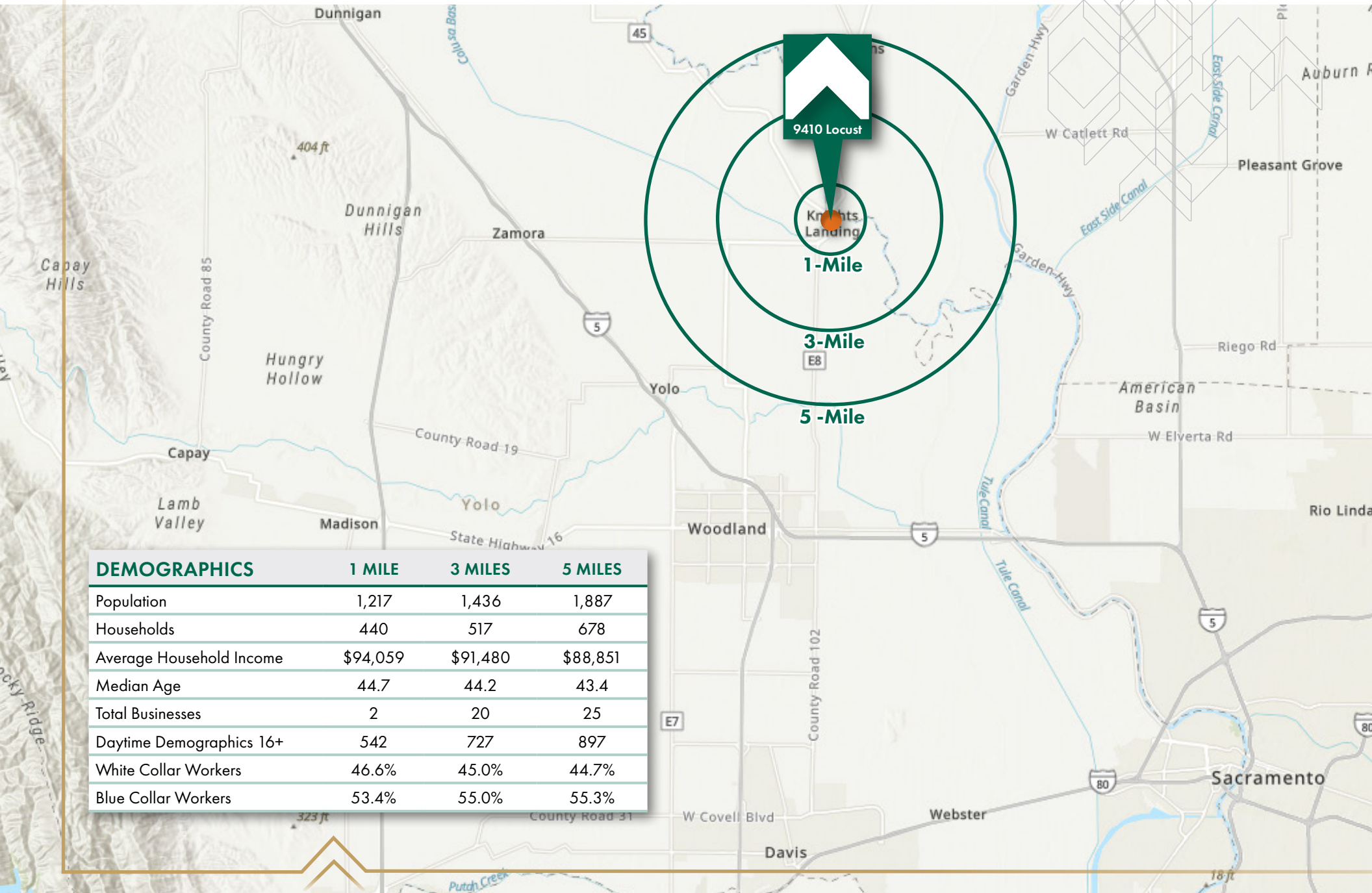
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INTERIOR PHOTOS



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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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