

**±5.91 ACRE GRASS VALLEY SITE
FOR SALE**

RIDGE ROAD LOT 13 & 14
LITTON BUSINESS PARK
GRASS VALLEY, CA 95945

**PURCHASE PRICE:
\$730,000**



TRI *Outdoor Properties*

LAND BROKERAGE | Recreational • Agricultural • Conservation

A Division of TRI Commercial Real Estate Services, Inc.



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

Property Info ~ ±5.91 acre Grass Valley Site, Grass Valley, CA

Address: Southeast corner of Sierra College Drive
and Ridge Road, Lot 13 & 14
Litton Business Park
Grass Valley, CA 95945

APN: 035-530-013 & 035-530-014 (Nevada County)

Zoning: CBP- Corporate Business Park

Elevation: Approximately 2,750 to 2,800 feet

“what3words” App:

Lot 13: Tiles.Vibe.Heap

Lot 14: Flops.Flips.System

Latitude: 39.236881 degrees

Longitude: -121.059276 degrees

MLS #: 225103335

Acres: ±5.91 Acres

Price: \$730,000

Improvements: None.

Terms: Cash or submit.

Utilities:

Water: Nevada Irrigation District (NID) - 20” main on street, Sierra College Drive.

Sewer: City of Grass Valley - 6” line at site on Ridge Street.

Storm Drainage: City of Grass Valley in Sierra College also at the back of parcel.

Electrical: PG&E at Site

Internet: Comcast

Telephone: AT&T to Site

Description: Highly desirable corner location in the heart of Grass Valley. Most utilities to site. Basically mostly level site. 2 separate lots contiguous.

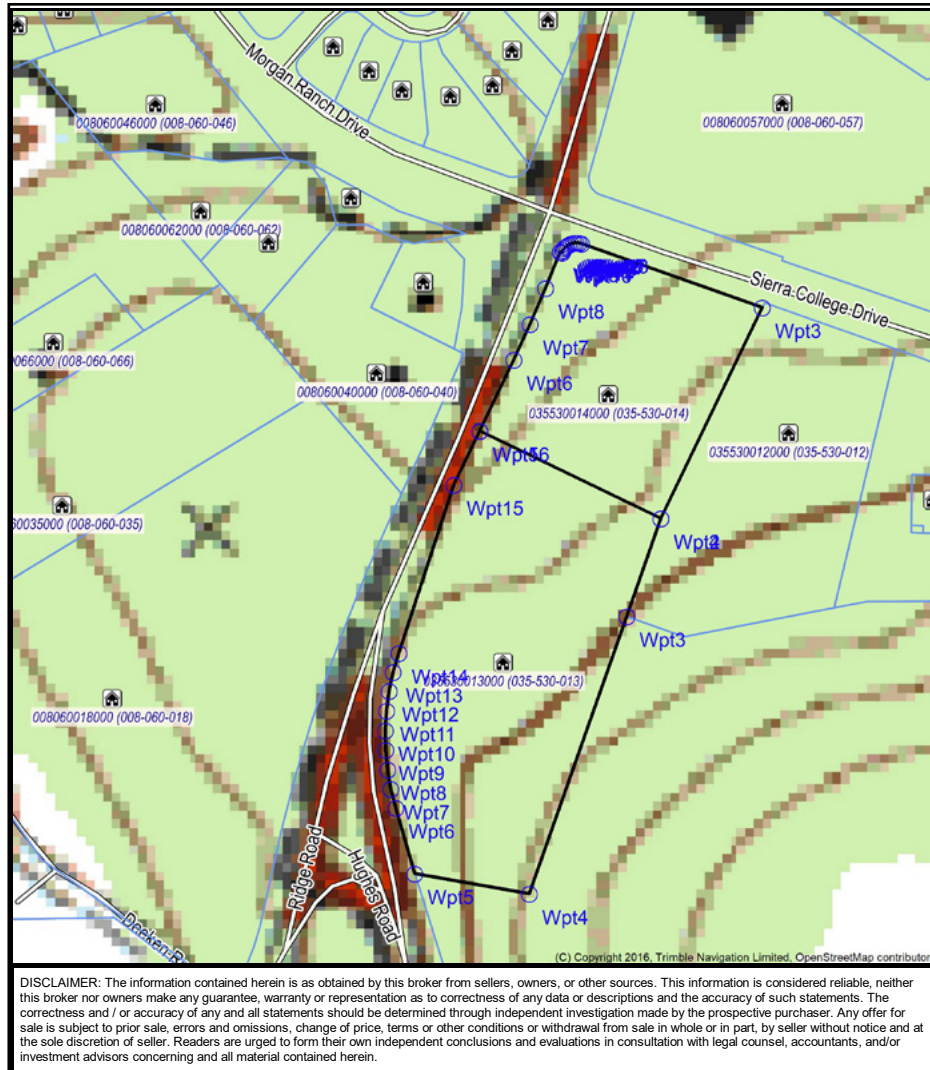


Property Photos ~ ±5.91 acre Grass Valley Site, Grass Valley, CA

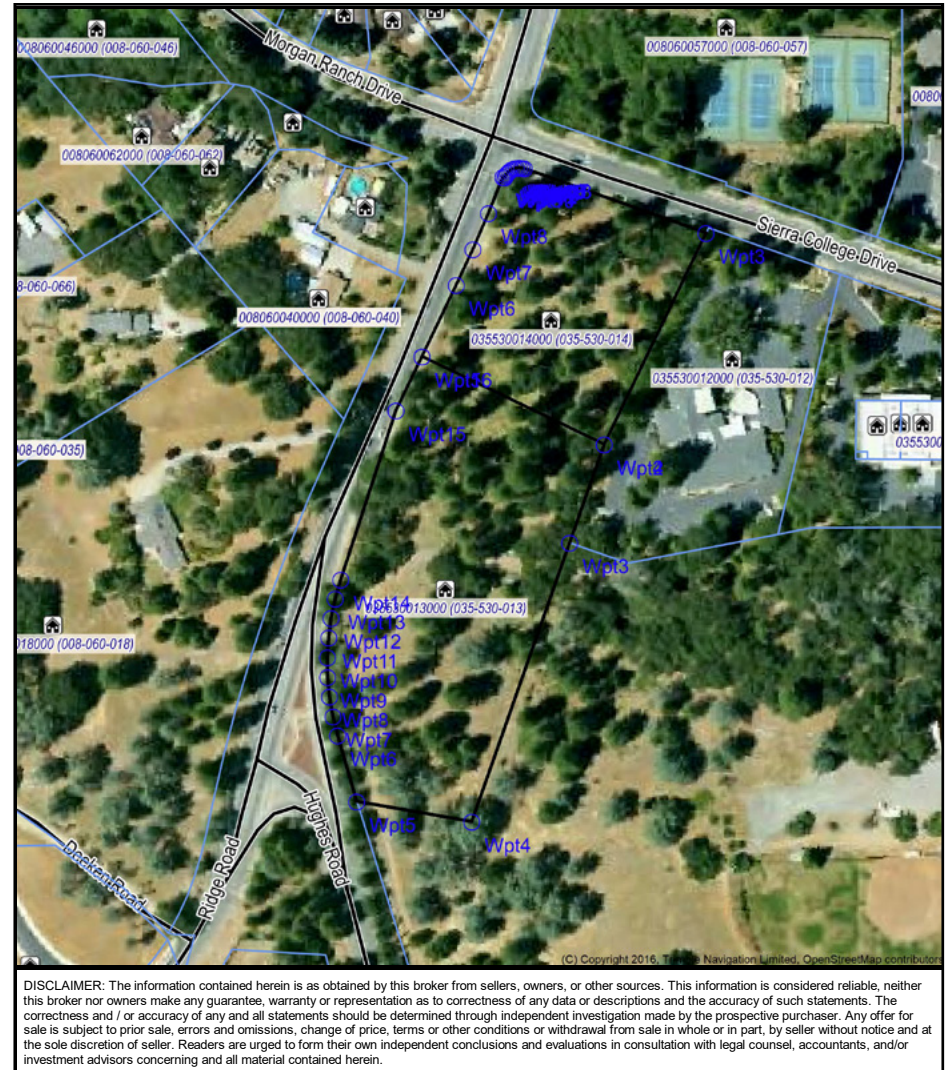


Property Maps ~ ±5.91 acre Grass Valley Site, Grass Valley, CA

Topo Map



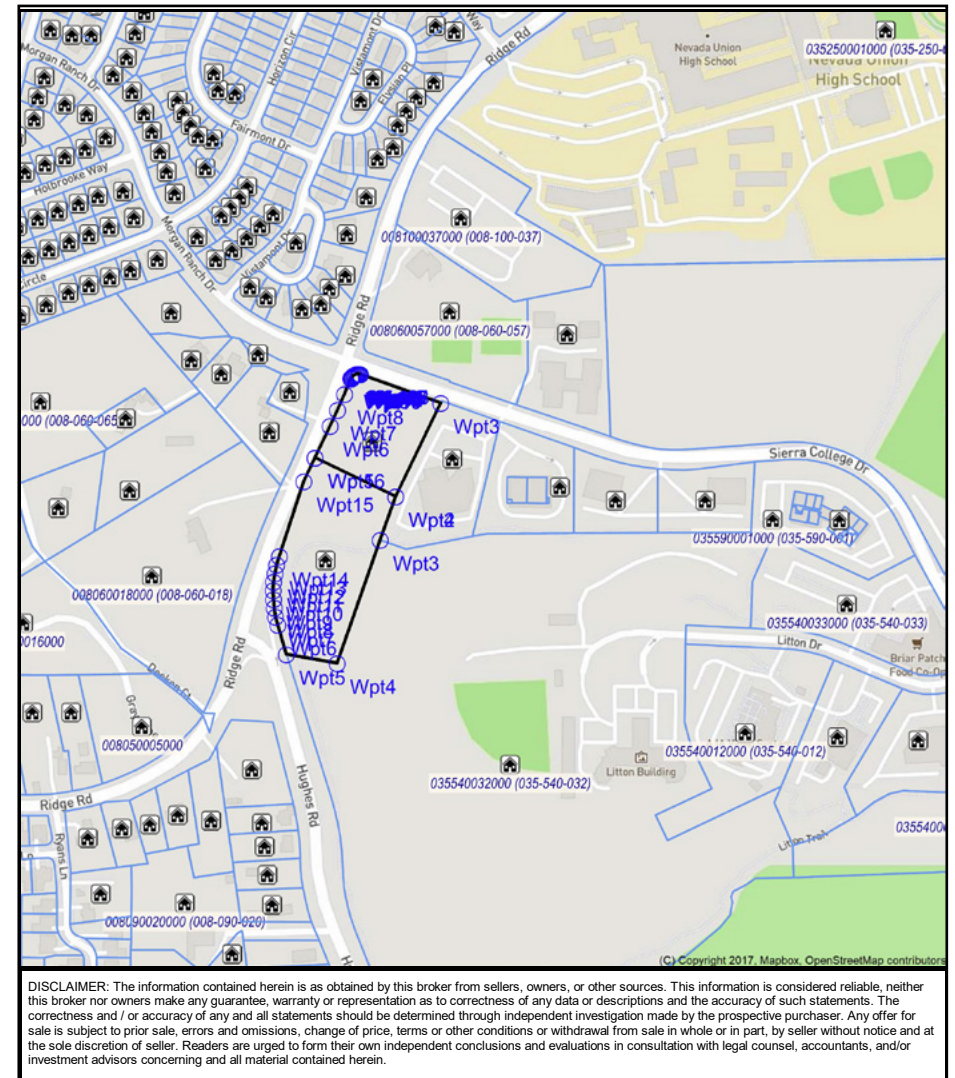
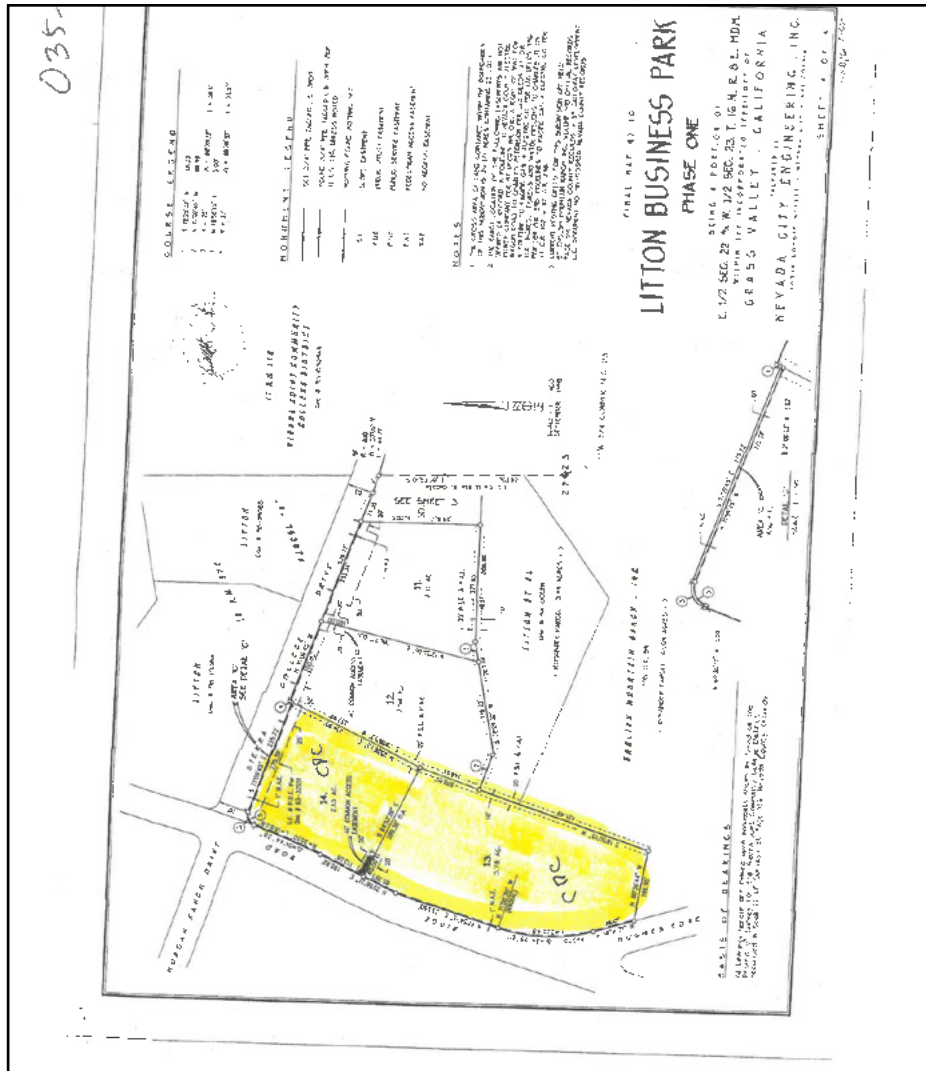
Aerial Map



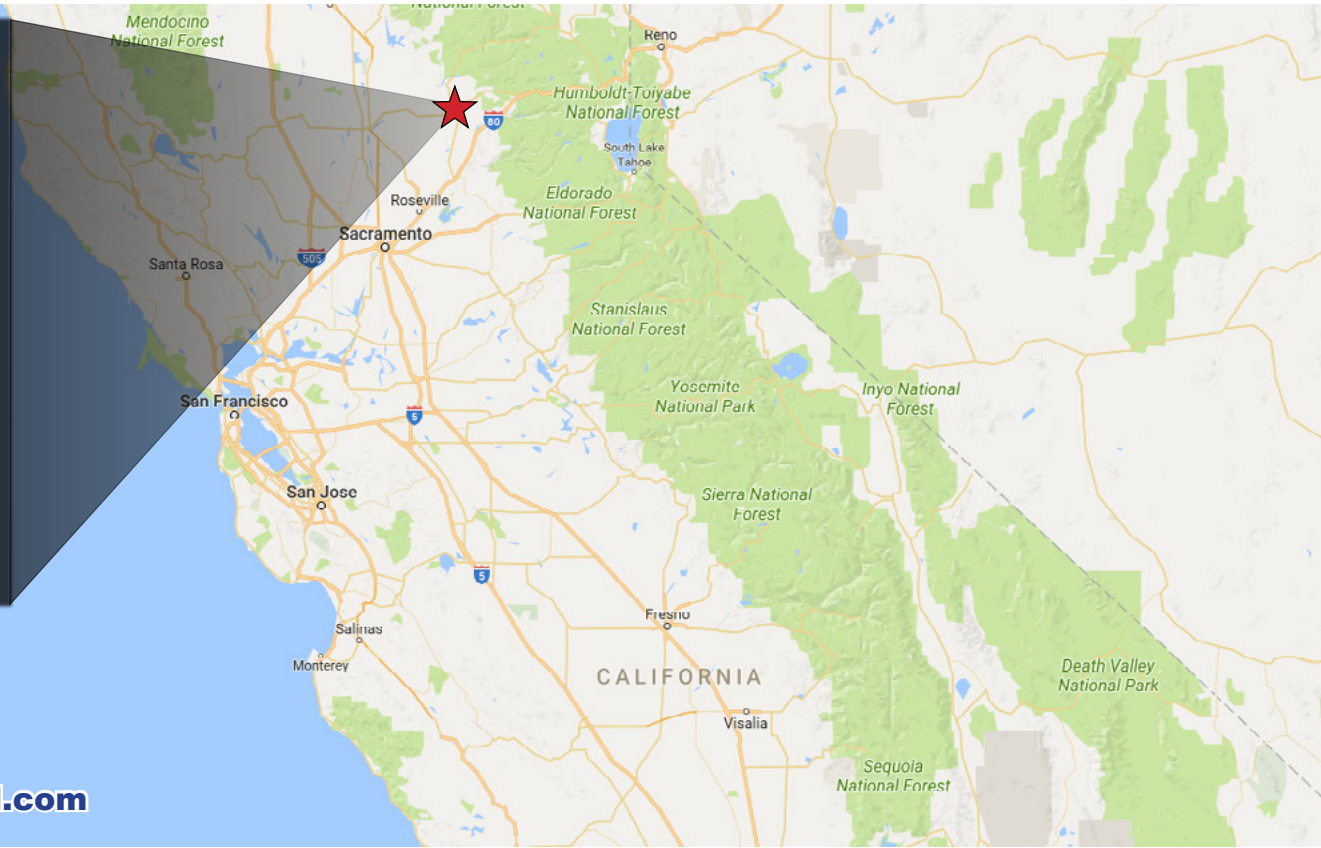
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Street Map



Property Summary ~ ±5.91 acre Grass Valley Site, Grass Valley, CA



**For Sale: ±5.91 AC
\$730,000**

For Additional information visit www.Land.com

For More Information Contact:



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