

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

008060057000 (008-060-057) 008060062000 (008-060-062) Sierra:College:Drive 008060040000 (008-060-040) 035530014000 (035-530-014) 035530012000 (035-530-012) 0035000 (008-060-035) Wps3-6013000 (035-530-013 Vpt13

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Aerial Map



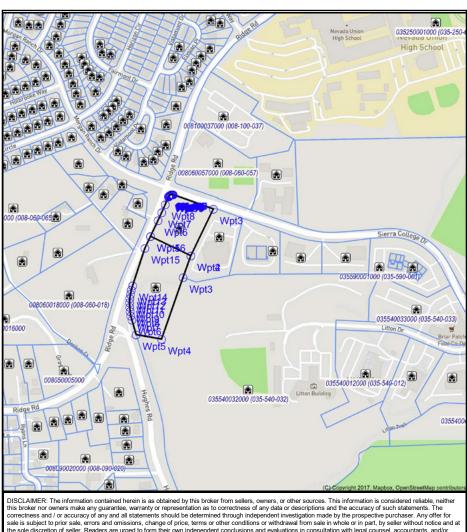
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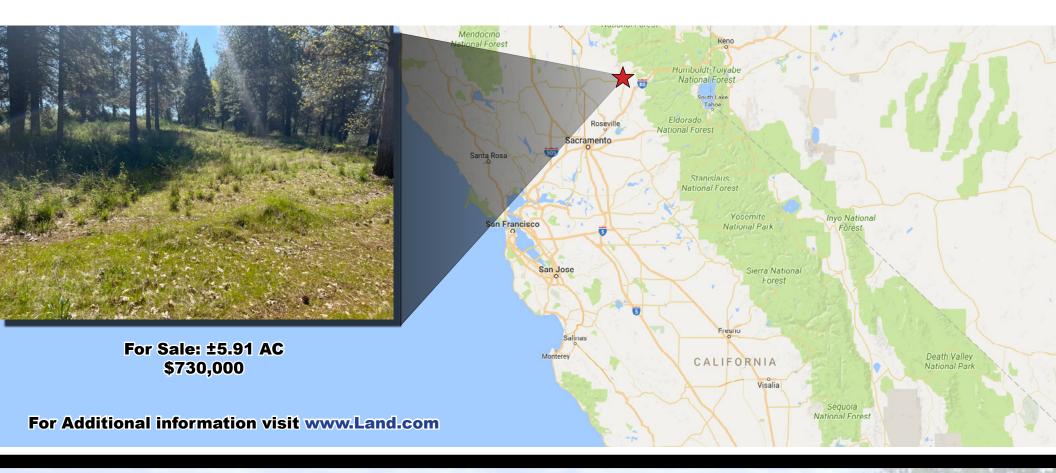
3 SEE SHIRE 3

Street Map



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



For More Information Contact:



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