

149

Auburn Office Building Auburn, California



PUBLISHED RESERVE: \$319,500

LAST ASKING: \$399,000

SIZE: 2,568± square foot building on 9,720± square foot site

ZONING: Office & Professional Design Control

PROPERTY INSPECTION DATES:

Wednesday, October 17, 10:00 am to 12:00 pm

Friday, November 2, 9:00 am to 11:00 am

FINANCING: None – All Cash

DESCRIPTION: This 2,568± square foot office building is located near Auburn Sutter Faith Hospital. This two-story Spanish-style building with tile roof is situated on an 8,720± square foot site at the northern end of a cul-de-sac. There are eleven on-site parking spaces.

The first floor consists of 1,300± square feet and contains a reception area, two offices, conference room, break room, two restrooms and an electrical room. The second floor is 936± square feet with three offices, a work station area and a restroom. There is a 250± square foot patio.

LOCATION: 3265 Fortune Ct – Auburn, California, 95602. APN #051-160-020-000

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012

150

Commercial Condominium Rocklin, California



PUBLISHED RESERVE: \$425,000

LAST ASKING: \$549,000

SIZE: 2,768± square feet

ZONING: PDC (Planned Development Commercial)

PROPERTY INSPECTION DATES:

Wednesday, October 17, 2:00 pm to 4:00 pm

Friday, November 2, 1:00 pm to 3:00 pm

FINANCING: None – All Cash

DESCRIPTION: This 2,768± square foot office condominium is located within the Sierra Vista Office Park, located along Sierra College Blvd. in Rocklin, approximately two miles from Interstate 80. The neighborhood is a good mix of residential, commercial, retail and office uses, which is approximately 50% built out and is primarily residential in nature. Sierra College is located directly across the street to the north, and other employment center and amenities are located nearby. The office park was built about three years ago and is in excellent condition.

The condominium was used as an insurance office, and built with an estimated tenant improvement package of \$60 to \$70 per square foot. The 2,768± square foot suite is in very good condition and includes eight individual offices, conference room, kitchenette, reception area and two restrooms.

There is parking in a common lot, shared with other office buildings in the development. The on-site parking ratio is five spaces per square foot. The PDC zoning encourages a more efficient use of public and private services and regulates condominium projects and conversion. (Please see Supplemental Information Package for zoning.)

LOCATION: 6630 Sierra College Blvd, Suite 200, Rocklin, California. APN #046-510-037

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012