



PUBLISHED RESERVE: \$225,000

LAST ASKING: \$299,000

SIZE: 5,034± Square Foot Building on 11,090± s.f. Site

ZONING: Hospital/Medical District (HM)

PROPERTY INSPECTION: Call Auction
Information Office to arrange: 1-800-845-3524.

FINANCING: None – All Cash

DESCRIPTION: This 5,034± square foot office building is located two blocks from St. Joseph Hospital, in the central medical district of Eureka on Harrison Avenue, a heavily traveled thoroughfare beginning at U.S. Highway 101. The 11,090± square foot acre site is comprised of four parcels and enjoys good access and exposure.

The structure, which was originally built as a single family residence, has been remodeled at different intervals to its current size of 5,034± square feet. The building was previously operated as a medical office, which is in compliance with the current HM zoning specific to health facilities.

The first floor contains 3,299± square feet and contains the main lobby and reception area, five exam rooms, lab, recovery area, treatment area, several offices and three restrooms. The second floor is 1,735± square feet and has 2 open work areas, 7 offices and a stairway to the 437± square foot attic/file storage area. The property could be renovated for other uses consistent with the zoning.

There is a small concrete retaining wall around portions of the site and minimal landscaping. There are 12 on-site, with additional off-site, parking spaces. There is a non-exclusive easement along the west side of the site for ingress and egress over the existing driveway. (Please see Supplemental Information Package for details.)

The property is being sold in its "As-Is" condition and has a 20± year old roof which may need to be repaired/replaced.

LOCATION: 2316 Harrison Avenue – Eureka, California

APN: 013-112-016-000

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, MAY 15, 2013

