



PUBLISHED RESERVE: \$150,000

LAST ASKING: \$169,000

SIZE: 3,376± SF, 4 Bedroom 4 Bathroom  
on 6,000± SF Lot

ZONING: Residential (R-1-6)

PROPERTY INSPECTION: Call Auction  
Information Office to arrange

FINANCING: None – All Cash

DESCRIPTION: This 1.5 story residence  
is located in Fortuna along California's  
North Redwood Coast and is 18 miles  
south of the city of Eureka. Originally  
constructed in 1943, the dwelling is situated in a neighborhood near downtown and Fortuna's Historic District. Highway 101 is located approximately one-quarter mile from the property.



For the previous 50± years the home was used as an in-home care facility, and was configured for such use. There are 14 rooms total with 4 bedrooms and 4 bathrooms, a living room, dining room and recreation room. The second floor has a small apartment with bedroom, kitchenette and bathroom. There is a detached garage that was used as a storage shed, and a covered patio and concrete parking area. The home has not had any updates since the early 1980s and is in fair condition, with deferred maintenance. It is not likely that the use of the property as a care home could be continued due to the current condition of the improvements, and the layout, which does not meet ADA requirements. The home would likely need to be converted back to a single family residence, which would require a change to existing floor plan and updating.

LOCATION: 527 9th Street, Fortuna, California. APN: 040-182-005-000

SEALD BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015