



PUBLISHED RESERVE: \$99,500

LAST ASKING: \$120,000

SIZE: 4,068± square foot building on 5,662± square foot lot

ZONING: General Commercial Downtown

PROPERTY INSPECTION DATES: Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This 4,068± square foot commercial building is located on Fir Street in downtown Live Oak, a rural northern California community situated north of Yuba City, 40± miles north of Sacramento. The building was formerly operated as a butcher shop, consisting of two buildings constructed in 1925 and 1944, and was later fully connected by an adjoining roof. The improvements are in fair condition and would likely require renovation due to the condition of the buildings and the current zoning requirements.

The improvements in the current condition are considered non-conforming due to current construction standards. In addition, the portion of the building constructed in 1925 is part of both the historic registry and the historic district, and any privately-funded restoration is subject to specifications imposed by the city planner. The building has good access and excellent visibility. There are no on-site parking spaces. However, street parking is available. All utilities are available to the building.

LOCATION: 2618 Fir Street – Live Oak, California, 95953

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 18, 2015