

STROMER REALTY COMPANY OF CALIFORNIA



3.09 ACRES
COMMERCIAL PROPERTY
CITY LIMITS OF WILLIAMS, CA
Lic. 01050665

Stromer Realty Company of California
Logan Taylor | DRE # 2062799
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com



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LOCATION DETAILS

4001 HUSTED ROAD, WILLIAMS, CA

This property is located on Highway 20 within the city limits of Williams, CA. The property is just one mile west of Interstate 5 and less than a one-hour drive from Sacramento.

APN

#017-010-005

ENGRESS/INGRESS:

This property has exceptional access. On top of having frontage on Highway 20, it is also bordered by Freshwater Road and Husted Road.

ZONING

This property is zoned commercial, within the city limits, and borders a future business park. "The Commercial district is intended to provide for a broad range of retail, restaurant, entertainment, office, institutional and service uses. Buildings are scaled commensurate with their respective site, with independent sites and centers that are appropriate on I-5 and other major corridors. Smaller scaled sites are located in commercial subdivisions or in areas that are transitions to Downtown." – Williams Zoning Code

IMPROVEMENTS

The property is currently being used as a mechanics shop for storing and repairing farm equipment in a 40'x 60' shop. The structures for a plant nursery exist on the property with two wells. One well is capped and the other has been left open. In the back of the property, there is a ditch for Glenn Colusa Irrigation District riparian rights. Property is fenced and current signage brings in monthly income.

COMMENTS

The opportunities are endless for this valuable commercial property within Williams city limits. Recent development in neighboring properties has paved the path for this piece. As public utilities have gotten increasingly closer, the potential for this real estate has grown. Williams is a steadily growing and thriving city. Here is your chance to own a slice of the pie!

PRICE

\$800,000 (\$5.95 per square foot)

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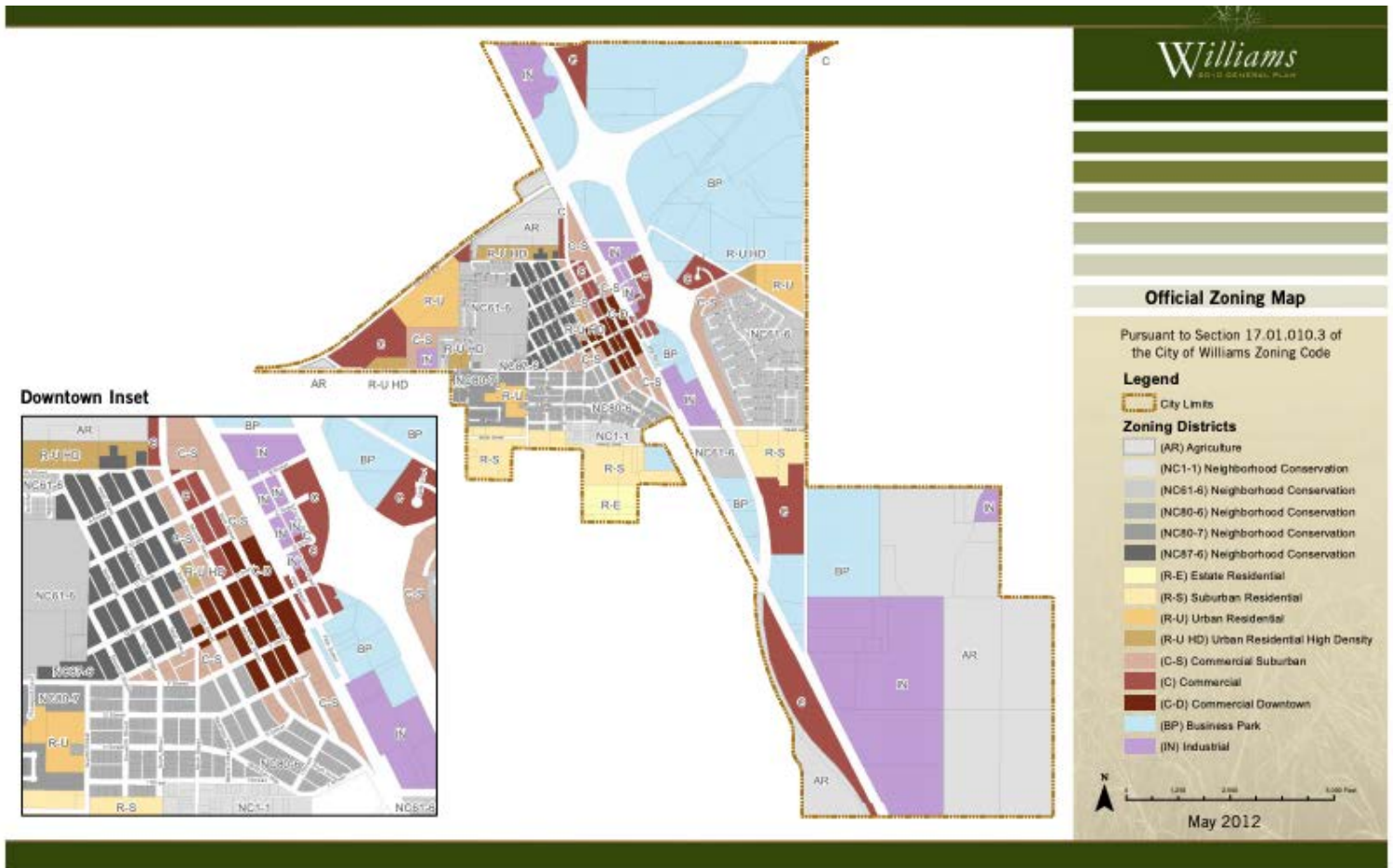
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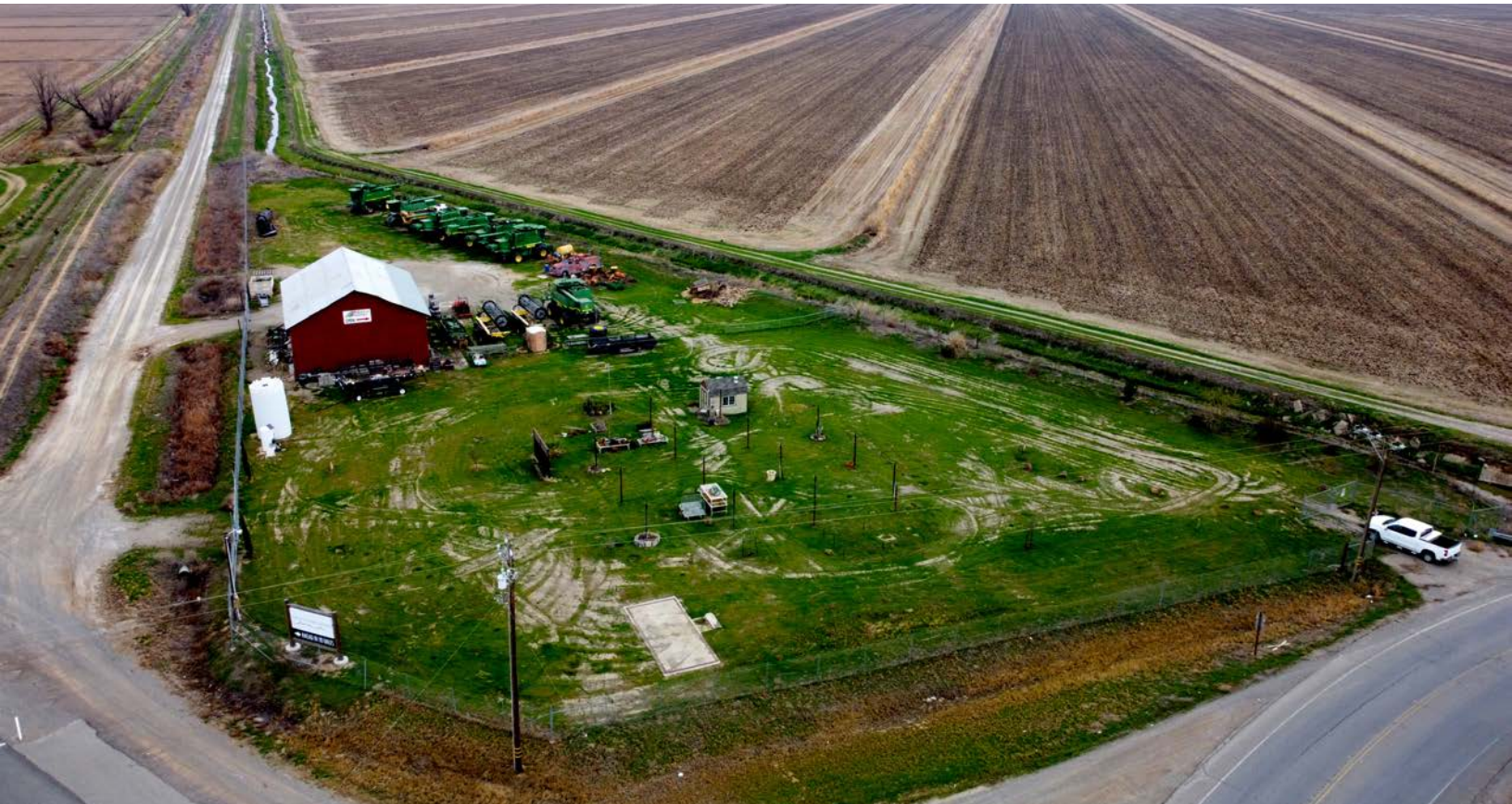
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