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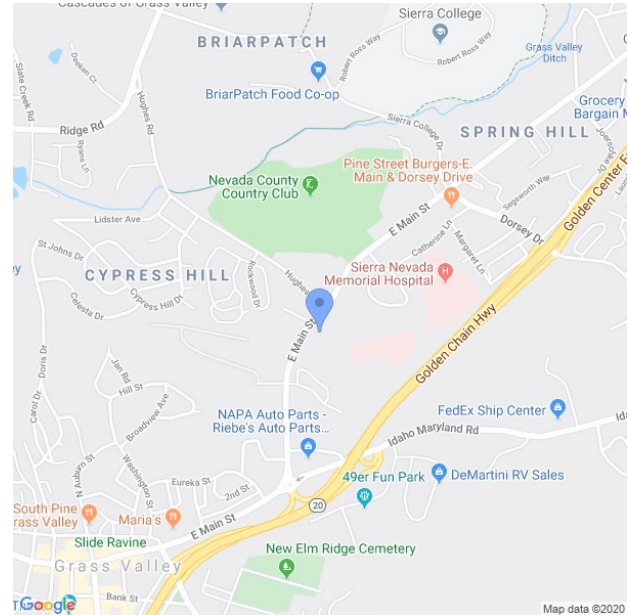


# 831 E Main Street, Parcels 11 12

831 E MAIN STREET, PARCELS 11 12, GRASS VALLEY, CALIFORNIA 95945



COMMERCIAL • LAND • FOR SALE



SALE PRICE \$245,000  
 SALE TYPE DEVELOPMENT  
 ZONING NC-FLEX  
 LAND AREA 3.6 ACRES

**2 RARE IN-FILL DEVELOPABLE PARCELS TOTALING 3.6 ACRES LOCATED BETWEEN THE EVER-EXPANDING SIERRA NEVADA MEMORIAL/DIGNITY HEALTH HOSPITAL AND BUSY E. MAIN STREET.**

**IMPROVEMENTS**

**LAND USE** SINGLE OR MULTI-FAMILY DEVELOPMENT.

**MARKET** GRASS VALLEY

**SUB-MARKET** GREATER SACRAMENTO CSA

- A 2-lot in-fill commercial property totaling 3.6 acres.
- Located between Dignity Hospital and busy E. Main Street.
- Zoning allows multi-residential, live/work, retail, office, medical.
- Purchase/develop separately or with adjacent available parcel.
- Central Grass Valley location with superb local views.

Two prime in-fill commercial lots totaling 3.6 acres zoned NC-Flex, which allows for a wide range of uses including

multi-residential, retail, medical, live/work and more. The land has visibility and access off busy E. Main Street to the west and is contiguous to Dignity Health's ever-expanding Sierra Nevada Hospital. NID treated water and City sewer are adjacent to the site. Comcast internet/cable and PG&E are available from E. Main St. The property may be purchased and/or developed as one project, or combined with an additional contiguous parcel which would expand the site to 5.62 acres. Call agent for more information on additional available parcels.

Grass Valley is nestled in the Sierra Nevada foothills only one hour from both Lake Tahoe & Sacramento. Located below the snow line & above the fog for the perfect 4-season climate. Within 90 minutes of 4 major universities (UC Davis, CS Chico, CS Sacto & UN Reno) & 2 intl. airports (Sacto & Reno). Nevada County's economy has effectively transitioned from mining/logging/construction to video tech, digital media & other high-tech industries, balanced by national-caliber arts & entertainment sectors. With superb schools & multiple national awards relating to unbeatable quality of life, the region continues to attract residents & businesses from nearby Sacramento & the Bay Area. The subject property is located immediately adjacent to Dignity Health's Sierra Nevada Memorial Hospital in central Grass Valley.