



CROSSROAD
VENTURES GROUP

4150 Grass Valley Hwy

AUBURN, CA 95602



For Sale

Office Building
With Yard

916.788.9731
crossroadventures.net

Property Highlights

- +/- 1,900 SF Office Building on +/- 41,000 SF Parcel
- Divisible to 600 SF
- Highway 49 Frontage
- Over 30,000 cars per day (Traffic Count)
- Abundant Parking/Recent Seal Coat
- APN: 076-061-041
- New Improvements
- Monument Signage Available
- Well Maintained Property
- Perfect Contractor Office/Yard
- Zoning: OP-DC Office Professional/Design Corridor
- Sales Price: \$645,000

Jim Esway

BRE #00820384

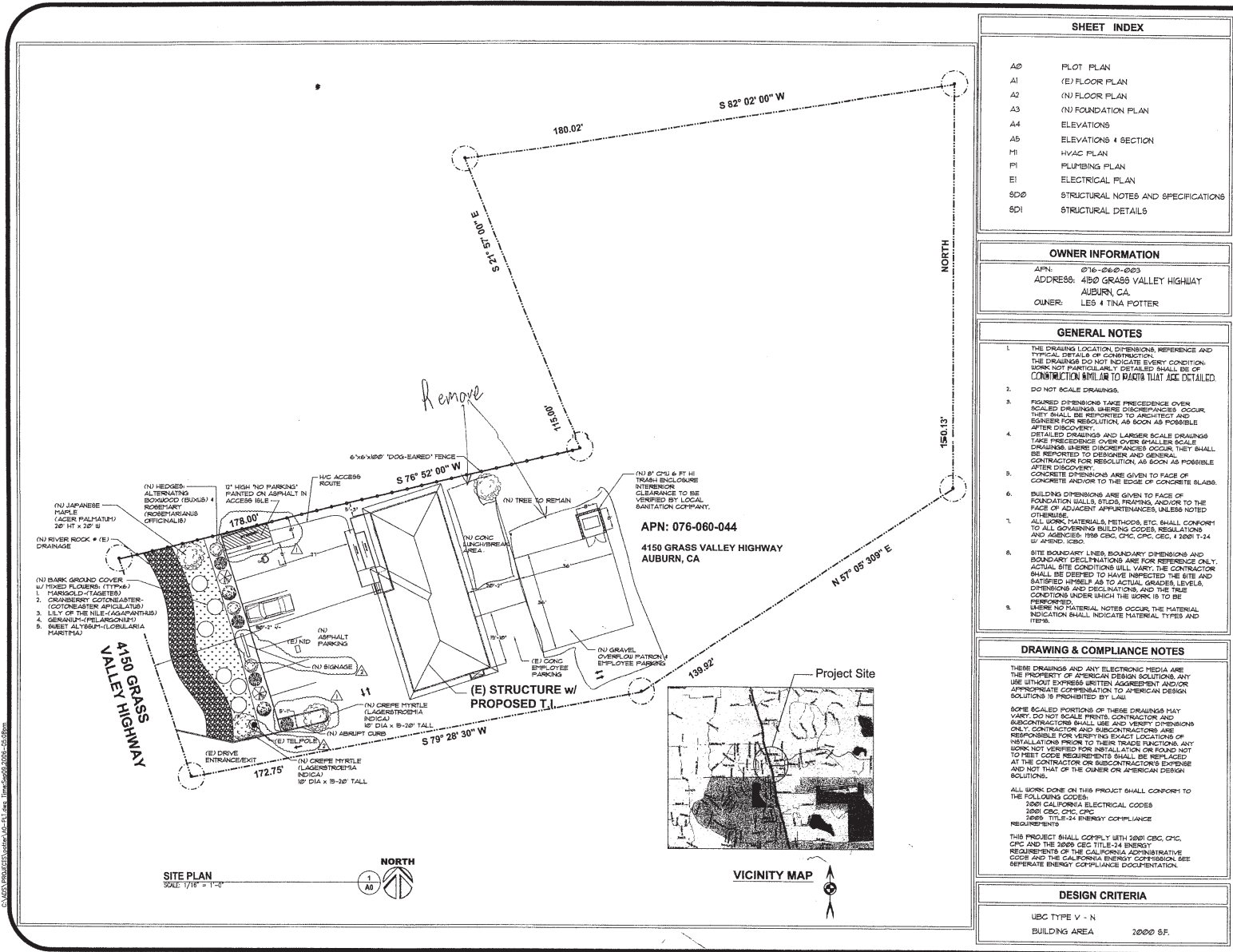
o. 916.788.9731

e. jesway@crossroadventures.net

your real estate compass.

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SHEET INDEX

A0	PLOT PLAN
A1	(E) FLOOR PLAN
A2	(N) FLOOR PLAN
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P1	PLUMBING PLAN
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SD0	STRUCTURAL NOTES AND SPECIFICATIONS
SD1	STRUCTURAL DETAILS

OWNER INFORMATION

APN: 076-060-003
 ADDRESS: 4150 GRASS VALLEY HIGHWAY
 AUBURN, CA.
 OWNER: LES & TINA FOTTER

GENERAL NOTES

1. THE DRAWING LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.
2. DO NOT SCALE DRAWINGS.
3. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS WHERE DISCREPANCIES OCCUR. THEY SHALL BE REPORTED TO ARCHITECT AND ENGINEER FOR RESOLUTION, AS SOON AS POSSIBLE AFTER DISCOVERY.
4. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO DESIGNER, AND GENERAL CONTRACTOR FOR RESOLUTION, AS SOON AS POSSIBLE AFTER DISCOVERY.
5. CONCRETE DIMENSIONS ARE GIVEN TO FACE OF CONCRETE AND/OR TO THE EDGE OF CONCRETE SLABS.
6. BUILDING DIMENSIONS ARE GIVEN TO FACE OF FOUNDATION WALLS, STUDS, FRAMING, AND/OR TO THE FACE OF ADJACENT PARTITIONS, UNLESS NOTED OTHERWISE.
7. ALL WORK MATERIALS, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND ORDINANCES: 1995 CBC, CBC, CPC, CEC, & 2001 T-24 (W/ AMEND. 1C&D).
8. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS AND BOUNDARY DECLINATIONS ARE FOR REFERENCE ONLY. ACTUAL SITE CONDITIONS WILL VARY. THE CONTRACTOR SHALL BE DEEMED TO HAVE INSPECTED THE SITE AND DIMENSIONS AND DECLINATIONS, AND THE TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. WHERE NO MATERIAL NOTES OCCUR, THE MATERIAL INDICATION SHALL INDICATE MATERIAL TYPES AND FITS.

DRAWING & COMPLIANCE NOTES

THESE DRAWINGS AND ANY ELECTRONIC MEDIA ARE THE PROPERTY OF AMERICAN DESIGN SOLUTIONS. ANY USE WITHOUT EXPRESS WRITTEN AGREEMENT AND/OR APPROPRIATE CONTRIBUTION TO AMERICAN DESIGN SOLUTIONS IS PROHIBITED BY LAW.

SOME SCALED PORTIONS OF THESE DRAWINGS MAY VARY. DO NOT SCALE PRINTS. CONTRACTOR AND SUBCONTRACTORS SHALL USE AND VERIFY DIMENSIONS ONLY. CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF INSTALLATIONS PRIOR TO THEIR TRADE FUNCTIONS. ANY WORK NOT VERIFIED FOR INSTALLATION OR FOUND NOT TO MEET CODE REQUIREMENTS SHALL BE REPLACED AT THE CONTRACTOR OR SUBCONTRACTOR'S EXPENSE AND NOT THAT OF THE OWNER OR AMERICAN DESIGN SOLUTIONS.

ALL WORK DONE ON THIS PROJECT SHALL CONFORM TO THE FOLLOWING CODES:
 2001 CALIFORNIA ELECTRICAL CODES
 2001 CBC, CBC, CPC
 2001 T-24 ENERGY COMPLIANCE REQUIREMENTS

THIS PROJECT SHALL COMPLY WITH 2001 CBC, CBC, CPC AND THE 2001 CEC TITLE 24 ENERGY REQUIREMENTS OF THE CALIFORNIA ADMINISTRATIVE CODE AND THE CALIFORNIA ENERGY EFFICIENCY CODE AND THE CALIFORNIA ENERGY EFFICIENCY CODE SEPARATE ENERGY COMPLIANCE DOCUMENTATION.

DESIGN CRITERIA

UBC TYPE V - N
BUILDING AREA 10000 SF.

Site Plan

1,900 SF BUILDING | 41,000 SF Parcel

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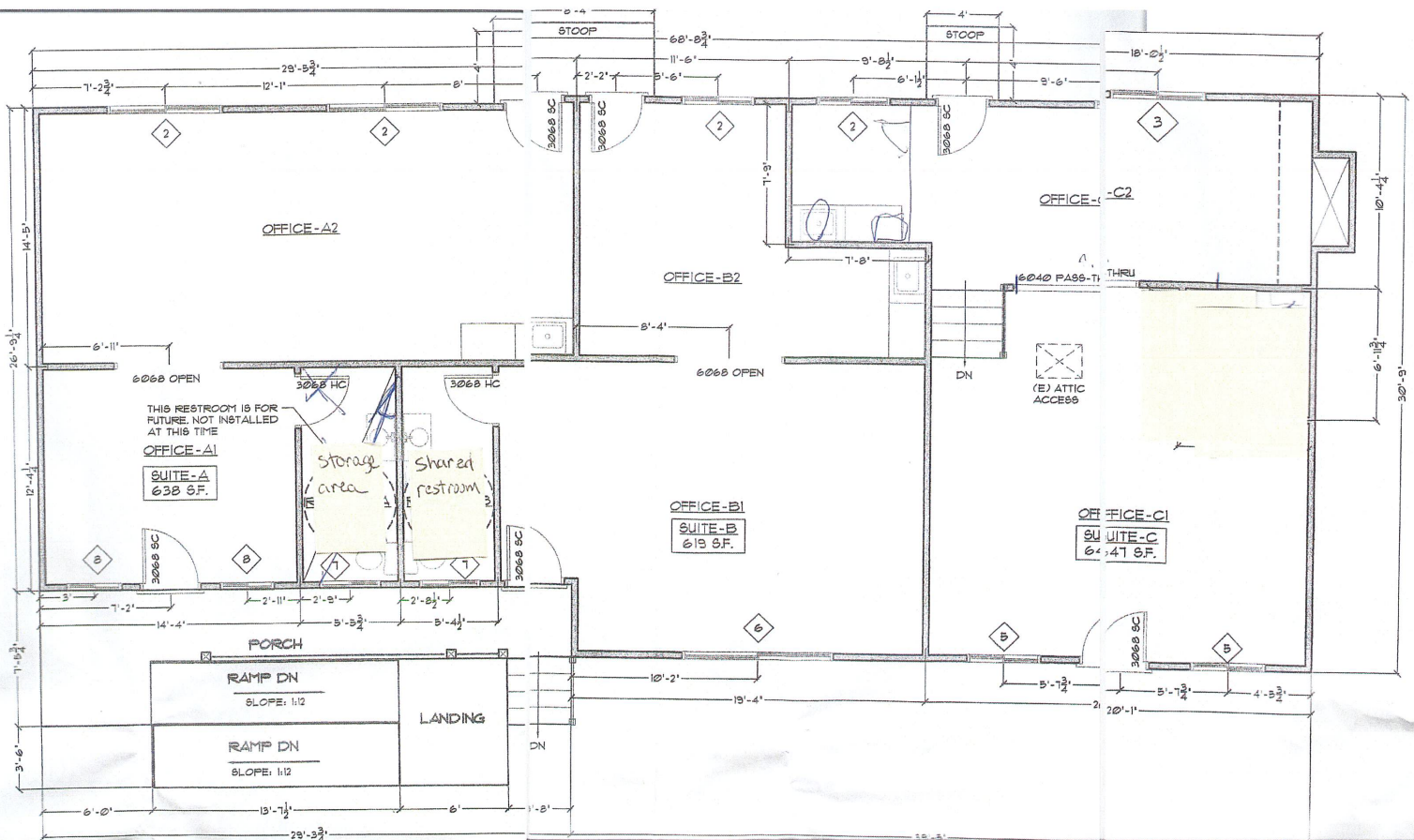


Photos

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Floor Plan

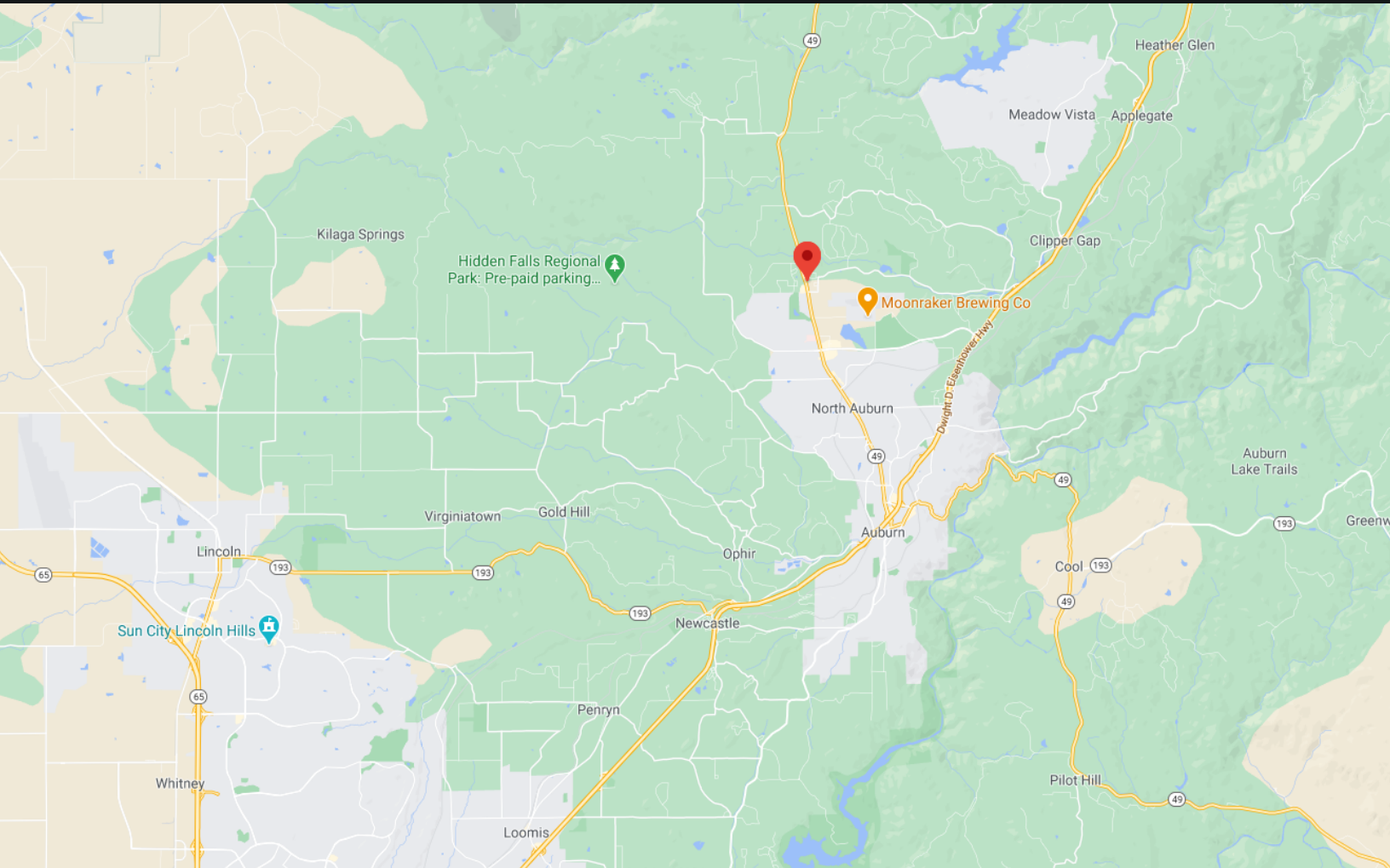
1,900 SF BUILDING

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AERIAL MAP



The Company

The focus of Crossroad Ventures Group is to provide unparalleled service to clients that require assistance with development, project management, construction management, commercial brokerage, residential brokerage and residential property management. We are a full service real estate company.

Crossroad Ventures Group combines over 100 years experience with a unique platform of specialized services. If you need to build a new project, manage a home or commercial building, or need a competent professional to assist in buying/leasing a building or home, Crossroad Ventures Group can provide the creative solutions to your critical decisions in commercial and residential real estate.

Broker makes no warranty or representation as to the accuracy or completeness of information provided by or to either party. Such data is submitted subject to errors, omissions, changing price, rental terms, withdrawal without notice, and any special listing conditions imposed by the principals.

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