

**FOR
SALE**

Commercial Land Opportunity



Donner Pass Road and Highway 89

Total Land : 38,333 +/-sf

Asking Price- \$575,000

Seller Financing Available to qualified Buyer

**Call Tom Watson
Phone 530.587.7633**

**TRUCKEE
RIVER
Associates**

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Property Information



- 11351 St Highway 89, Truckee
- APN # 18-740-21
- Excellent exposure and visibility on Highway 89 South
- Property abuts Crossroad Shopping Center, Highway 89 south and Union Pacific Railroad.
- Parcel access through the Crossroads shopping center
- Billboard Lease runs through November 2010.
- Potential Development Opportunity

*All property line representations are approximate and should be verified by Buyer

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Lease Information

- Current Lessee: Eller Media Company
- Lease Termination : November 20, 2010
- Lease Rate : the greater - \$2,750 per year or 17% of net advertising revenue
- Notice to Terminate: either Landlord or Eller may deliver Notice to Terminate within 90 days before the end of the term
- Tenant has first right to match future lease terms upto 90 days after the termination of the lease
- Eller owns the billboard and may remove billboard upto 120 days after termination.
- If the billboard is prevented by law Tenant may cancel this lease.
- If billboard is condemned by authorities in current location Eller may relocate billboard on Landlord property or terminate.
- If bona fide offer to purchase property is receive by Landlord, Eller has first right to purchase
- If Landlord proposes construction of building where the sign would violate zoning or set back requirements, the owner may terminate the lease.



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Property Location Detail



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