



1285 High St

1285 High St, Auburn, CA 95603



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1285 High St

\$649,000

Prime Commercial Investment Opportunity at 1285 High Street, Auburn, CA! If you are looking for a turn-key, income-producing asset, look no further. This well-maintained professional office building is fully occupied by great tenants, providing immediate, stable cash flow from day one. Situated in arguably the absolute best location in all of Auburn, this property boasts unparalleled street visibility, excellent curb appeal, and easy access for both tenants and their clientele. The highly desirable placement puts it just moments away from Auburn's best dining, shopping, and major commuter routes. Whether you are a seasoned commercial investor or looking to expand your real estate portfolio with a reliable, fully-stabilized property, this is a rare find. Unbeatable location, a roster of excellent tenants, and true pride of ownership make this a must-see!...



Price:	\$649,000
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	B
Sale Type:	Investment
Lot Size:	0.10 AC
Gross Building Area:	2,056 SF
Rentable Building Area:	2,056 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1939
Tenancy:	Multi
Parking Ratio:	0.97/1,000 SF
Zoning Description:	OB/R-3
APN / Parcel ID:	004-120-006

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Carla D Harms Law Office	-	October 2026
Quility	-	May 2027



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Property Photos



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A two-story building with a stone base and a white upper section, featuring a red roof and a covered entrance area. The building has a gabled roof with a red metal finish. The lower level is constructed from grey and black stone veneer, while the upper level is finished with white horizontal siding. Several windows are visible, some with white frames and others with dark frames. A covered entrance area on the left side of the building is supported by white columns and has a black metal railing. A set of stairs leads up to this entrance. The building is situated on a paved lot with a clear blue sky and green trees in the background. A "SALE" sign is visible near the entrance. The text "Building Photo" is in the bottom right corner.

