



For Sale - 187 Main St., Rio Vista
Retail and/or Office Space

\$435,000 - This PREMIERE downtown location has excellent exposure to all forms of traffic. Great curb appeal, including a stunning street-side mural. On-site parking with rear access to the building. Inside this location can offer multiple individual offices areas. Six on-site parking spaces, two large display windows on street frontage. Sale to be AS-IS.

- Superior curb appeal
- Two large custom display windows on the street frontage
- 2100sf of usable space
- Great exposure on Main Street

Call Ron Stevenson at 530-681-1092
www.deltaaglistings.com
BY APPOINTMENT ONLY



Ronald Stevenson, REALTOR®
DRE #01381485
Phone: (530) 681-1092
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The building was probably constructed in 1901(?) and has served many occupants over the years, including a saloon, a barbershop, a real estate agency, and a bookstore. An outdoor mural (and plaque) on its 2nd street wall depicts some of this history.

The building is rectangular at 100' (?) x 20' (?). Lot is rectangular and is ~40' (?) on Main Street and extending 100' (?) south on 2nd Street. Property includes a parking lot for six cars.



Construction: Wood, lathe, and plaster, with stucco exterior. It is single story. The back 20' (?) of the building was an add-on, but the date of the addition is not known.

Roof: Resurfaced in January, 2015, with foam and epoxy coating. Prior to that, there had been a leak near the southwest corner of the building.

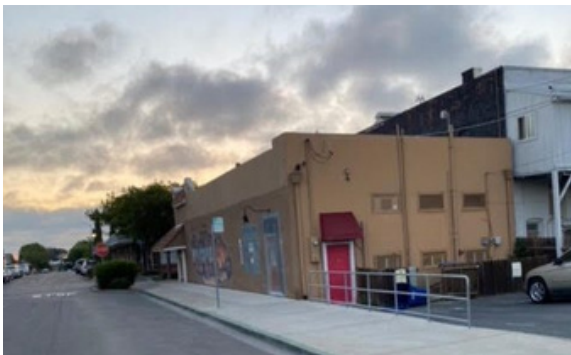
Basement: None. Building constructed on a wood frame sitting on the ground, as was the custom when it was built.



The HVAC system is in the attic and was refurbished in 2019. It works adequately now; but it is an old system, and there is no way to tell when it might need replacement. We have mounted two carbon-monoxide detectors in the building just in case a leak in the heating system were to develop.

In 2019, a leak developed in the incoming water line somewhere between the front of the building (The meter is on the Main Street sidewalk) and the rear of the building where the only usage of the water is (Kitchen sink and bathroom). Since we could not locate where the leak was, in May, 2019, we installed a new water line extending from the front of the building, up into the attic area, straight back to the rear of the building, and down inside the outside wall to feed the kitchen sink and the bathroom.

Alarm system: Currently with ADT, with entry/exit at rear door, sensors on front door and rear door, and two inside motion detectors.



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List of Physical Property associated with the Bookstore

- Approximately 18,000 books were recorded on inventory and 1,500 awaiting cataloging and shelving.
- Approximately 125 bookcases.
- Nine (9) surface-mounted ceiling 4' fluorescent fixtures.
- Four (4) ceiling fans. Two footstools. Three (3) fire extinguishers.

Front Counter Area:

- Sales counter and side counter with shelves. HP Computer and peripherals:
- Monitor, keyboard, mouse. Receipt printer. Bar code label printer. Scanner wand.
- Speakers. Swivel chair. Card display rack. A-frame outdoor display board. "Open/Closed" LED sign in front window.

Front Corner Room:

- Two (2) upholstered chairs (These go with conference table in back room).
- Circular coffee table

Central Corridor:

- Two (2) collapsible 4' tables, adapted with removable modifications for use as outside display.

Stationary Closet:

- HP office printer. Internet modem and router (Not our property)
- Two (2) stand-up cabinets.

Back Office:

- Desk ensemble, including: Table (acts as desk) with accompanying shelves.
- Executive swivel chair.
- File drawers to hold approximately 20' of letter-size folders.
- Two chairs. Electric heater.

CCTV:

- Computer drive. TV monitor with mouse.
- Ten (10) CCTV cameras, mounted within the store.

Storage Room:

- Four steel shelves. Back Room:

Meeting Area:

- 6' Conference table.
- Six (6) upholstered chairs (Two are in Front Corner Room)
- Six (6) straight-back padded chairs.
- Two (2) folding chairs.
- Swivel chair.

Kitchen Area:

- Refrigerator. Microwave.
- 6' Formica-topped table.

Bathroom:

- Coat rack.
- Shelves.

Broom Closet:

- Solid-state timer for the four outdoor mural lights.

Miscellaneous:

- Brooms, mops, etc.

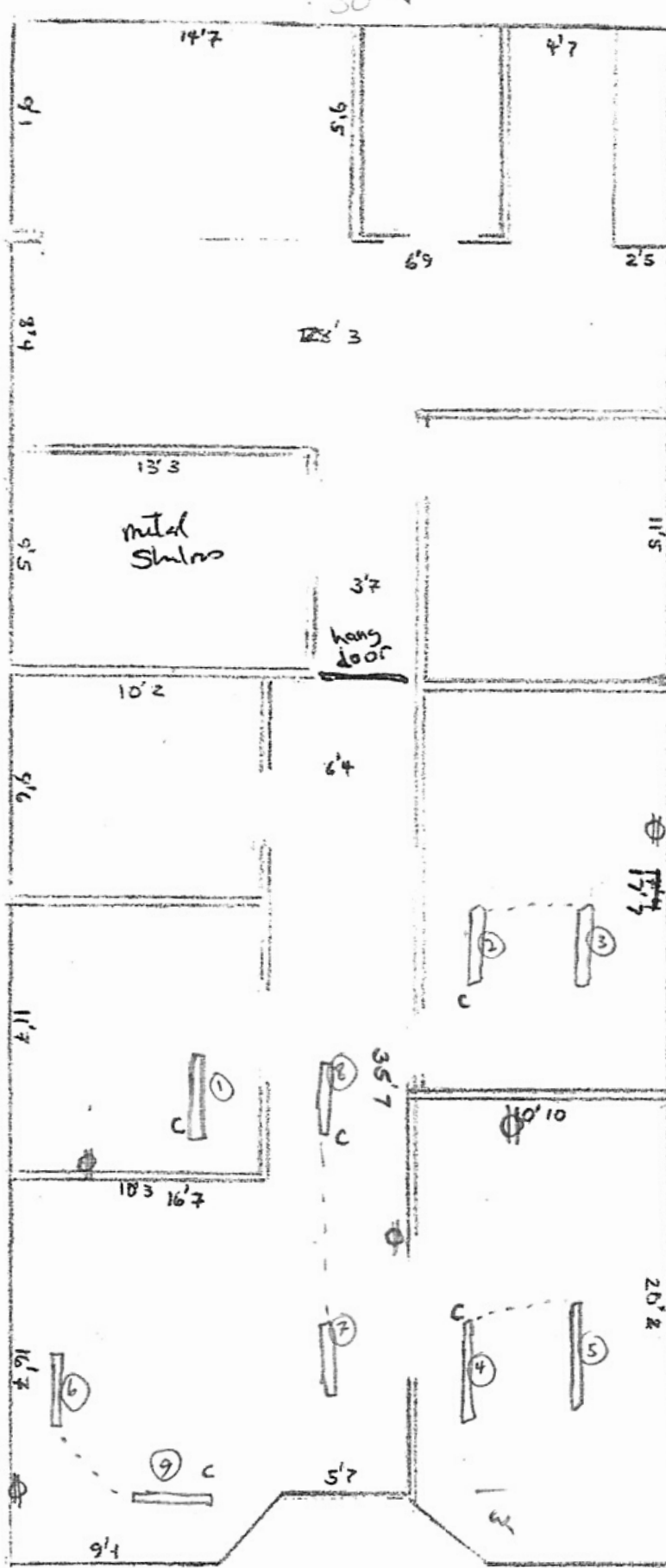


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