

**3091 North State Street  
Ukiah, California**

**(Intersection with West Lake Mendocino Drive)**

**Brand New Commercial Building**

Fully ADA compliant with handicap restroom

Quality throughout

Central heat and air

Lots of parking available

Zoned C-2

Lots of exposure - High traffic location

Looking for a business that wants to be successful!

Approximately 915 sq. ft. on large 4/10± acre lot

Only \$700.00 per month.

Short or long term lease

Contact Owner:  
**DAVID E. SHELL**  
206 South Oak Street  
Ukiah, CA 95482  
(707) 462-1896  
(a licensed Real Estate Broker)