



\$ 26,000



16970 Old Downieville Hwy, Nevada City, CA 95959

- » MLS #: 225065409
- » Land | Lot: 13,504 ft<sup>2</sup>
- » More Info: [16970OldDownievilleHwy.IsForSale.com/](http://16970OldDownievilleHwy.IsForSale.com/)



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Rare opportunity to own three contiguous lots in Nevada City! Just a short walk to downtown and close to the Yuba River, this property offers endless possibilities. All three lots must be sold together. This lot previously perc tested for a 2-bedroom system; the others were not tested. Public water is available across the street, or a well could be drilled within setbacks. Power lines and poles are already at the property line. Access from Old Downieville Hwy with Hwy 49 bordering the back. Prime location for investment or future development.

