



COMMERCIAL

Bar & Restaurant Available for Sale

HIGHLIGHTS

- Price: \$1,250,000
- SQFT: 3,504
- Price per SQFT: \$356.74
- Year Built: 1885
- Zoning: C1
 - Neighborhood Commercial
- Listing ID: SN26037212
- Parcel #: 004082002000
- County: Butte



177 E 2nd St
Chico, CA 95928

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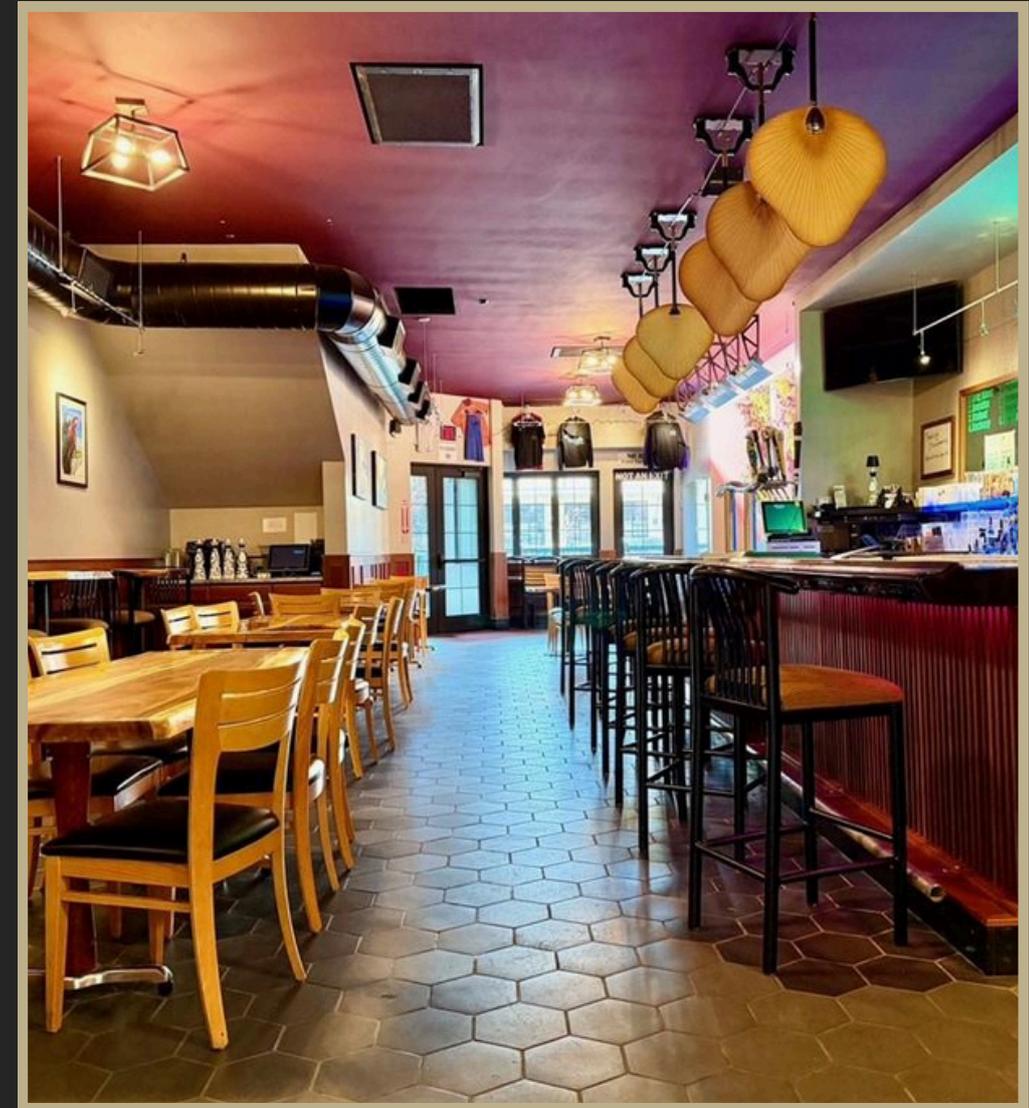
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177 E 2nd St

Prime investment opportunity in downtown Chico, just blocks from California State University, Chico. This iconic bar and restaurant has operated for 40+ years, and both the building and business assets are offered for sale.

The extensively renovated first floor features a 99-person capacity, redesigned bar and dining area, street-side patio seating, full commercial kitchen, dedicated dishwashing area, walk-in refrigeration, “living wall,” and custom handmade tables.

The sale includes a Type 47 liquor license and all furniture, fixtures, equipment, and inventory (business name excluded). Upstairs is largely improved and redesigned for office use, with finish work remaining—ideal for owner-user customization or added rental income. Located near a City of Chico parking lot with additional street parking in front. Rare opportunity to acquire a fully improved downtown asset with upside potential.



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Interior Photos



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City Overview

City of Chico

Chico is home to a thriving local economy with a strong emphasis on community, making it an attractive place for businesses. The city boasts a diverse range of industries, including healthcare, education, and technology, with a steady flow of talent from California State University, providing a skilled workforce. For business owners, the city's central location within Northern California, business-friendly atmosphere, affordable housing, and vibrant cultural scene make it an attractive destination.

Chico is also known for its beautiful natural landscapes, including Bidwell Park—one of the largest municipal parks in the country—Chico offers ample opportunities for outdoor recreation, from hiking and biking to picnicking and swimming, creating an ideal work-life balance.



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