



FOR SALE



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CaIDRE #02160892

**714-724 Main St**

Red Bluff, CA 96080

# Property Summary

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## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Red Bluff, CA. This impressive property offers a spacious 11,400 square foot building with 100% occupancy across two units, providing a strong and immediate return on investment. Located in a prime area known for its economic vitality, this property is strategically positioned to attract and retain tenants seeking a thriving business environment. With its modern design, convenient amenities, and prime location, this property is perfectly suited for investors looking to expand their portfolio in the vibrant Red Bluff area. Don't miss the chance to capitalize on this turnkey investment with solid tenant occupancy.

Sold As Is. Currently fully leased to County Job Training Center. Please do not disturb tenant.

## PROPERTY HIGHLIGHTS

- 11,400 SF building
- 2 units
- Prime Red Bluff location
- 100% occupancy

## OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$525,000 |
| Building Size: | 11,400 SF |
| NOI:           | \$52.00   |
| Cap Rate:      | 0.01%     |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 280       | 799       | 3,279    |
| Total Population  | 665       | 1,900     | 8,156    |
| Average HH Income | \$58,100  | \$57,398  | \$66,296 |

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- 11,400 SF building
- 2 units
- Prime Red Bluff location
- 100% occupancy
- Strong tenant retention
- Highly desirable investment opportunity
- Strategic economic positioning



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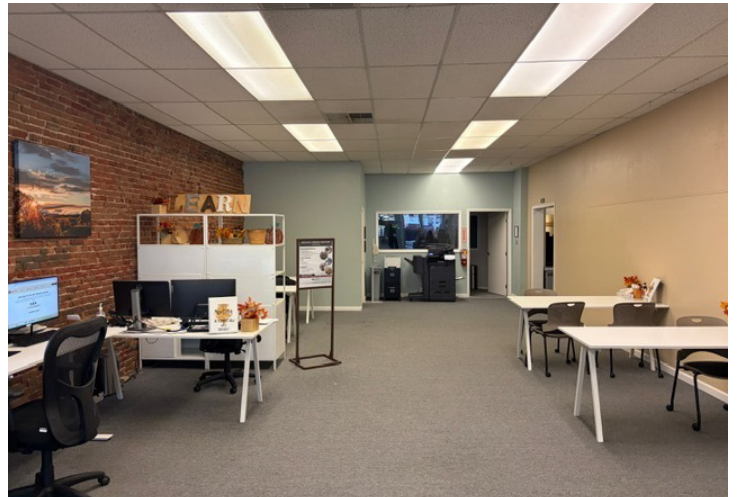
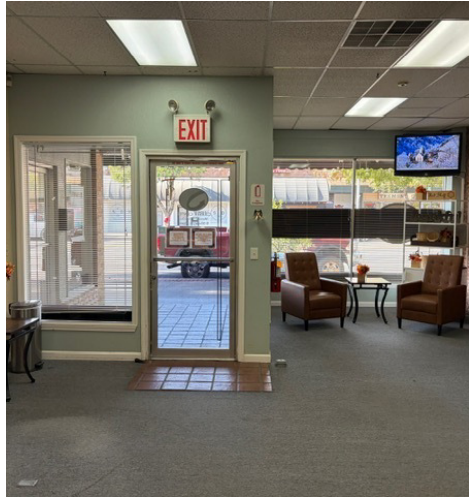
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# Additional Photos

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# Financial Summary

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## INVESTMENT OVERVIEW

|              |           |
|--------------|-----------|
| Price        | \$525,000 |
| Price per SF | \$46      |
| CAP Rate     | 0.01%     |

## OPERATING DATA

|                      |      |
|----------------------|------|
| Net Operating Income | \$52 |
|----------------------|------|

## FINANCING DATA

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# Location Map

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