

22070 PALO WAY
PALO CEDRO, CA. 96073

COMMERCIAL BUILDING
FOR SALE

± 5460 SF | 0.4 ACRE | \$680,000



Debbie Wall, Broker Associate
Cell Phone 530-945.9985
debbiewall@ncp-cre.com
DRE #: 01217413

Northstate Commercial Partners
Office Phone 530.768.1650
2070 Shasta Street Redding, CA. 96001
DRE #02018111



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±2,950 SF RETAIL / OFFICE SINGLE STORY

- Flex Retail/Office with Central H/A, Mini Split System, 8' Ceiling Height
- Partially Updated with Newer Paint, Flooring & Base Boards
- Open Span Retail/Multi Purpose Area features ±2125 SF with Bathroom
- Existing Plumbing can Accommodate an Additional Bathroom, Shop Sinks
- Separate Entry into ±825 SF Designated Office Area with Kitchenette & Bathroom
- Unique Building, Easily Adaptable to Custom Fit Multiple USES
- Six Electric Meters affirm simple Divisibility (Convert into Multiple Units)



±2,500 SF 2 STORY BUILDING; WAREHOUSE WITH 2ND FLOOR OFFICE

- Highly Functional ±1450 SF Warehouse Equipped with Central H/A
- Grade Level 8'x8' Roll Up Door, Single Phase Power, Bathroom with Shower
- 2nd Floor Consists of ±1050SF; 2 Private Offices, Open Work-Space & 2 Bathrooms
- Recently Updated with New Flooring, Paint and Plumbing Fixtures
- Up Stairs Area Enhanced with 2 Entrances, Natural Light & One Shower



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ZONE C2 COMMERCIAL DISTRICT

The community commercial (C2) district is consistent with the commercial and mixed-use general plan land use designations. The zone accommodates retail, service commercial, contractor facility, electronic repair shop, photo studio, print shop, retail nursery, garden supply as well as light industrial uses under certain conditions.

HWY 44 VISIBILITY & EASY ACCESS

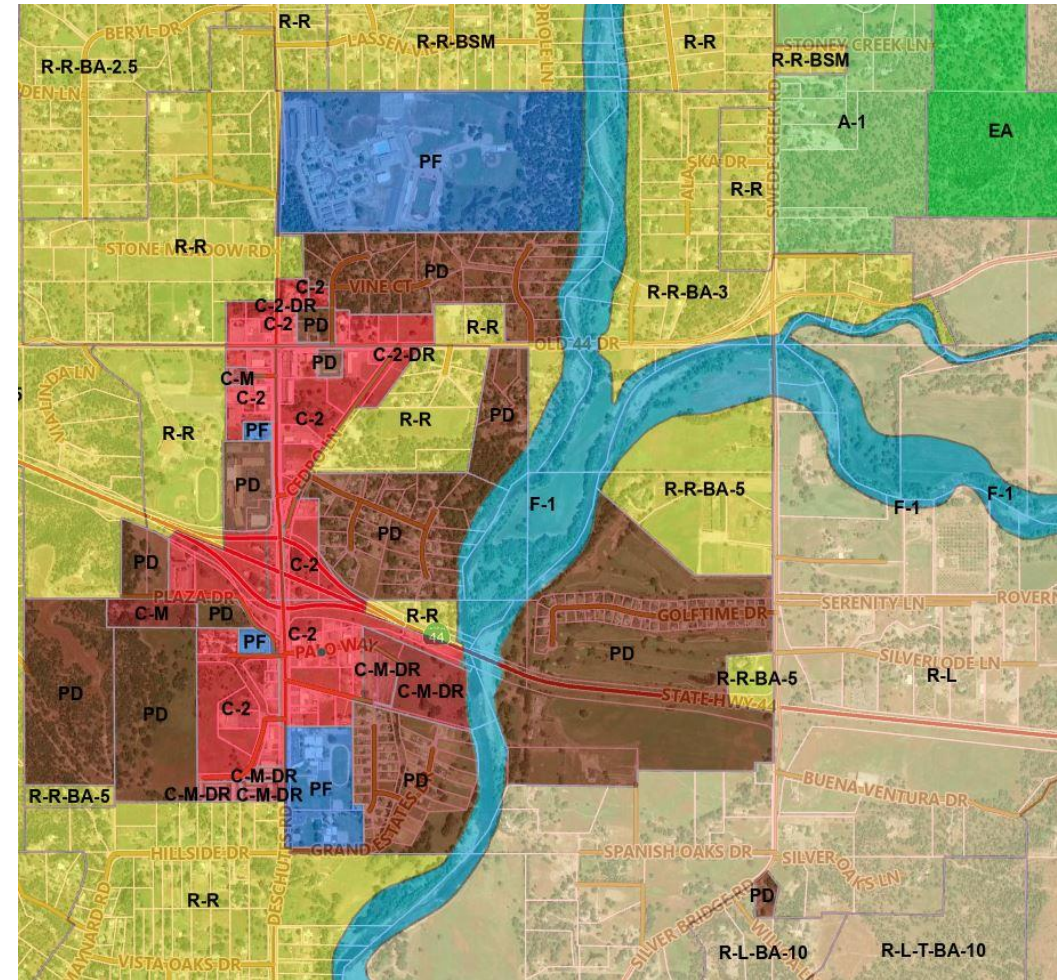
The subject property is strategically located off Palo Cedro's primary thoroughfare, Deschutes Road. Perfectly positioned in the center of Palo Cedro, less than 1 mile from Hwy 44 and within close-proximity to local restaurants, banks, retail, gas stations, hardware store, schools etc.

UTILITY SERVICES

Electric:	PG & E
Gas:	Propane Gas
Water:	Bella Vista Water
Sewer:	Shasta County Service Area 8
Solid Waste:	Waste Management

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Paved Fenced Yard, Pylon Signage



Grade Level 8'x8' Roll Up Door



Ample Parking



Warehouse Interior



Clean Flex Work- Space



Recent Updates; Paint & Flooring

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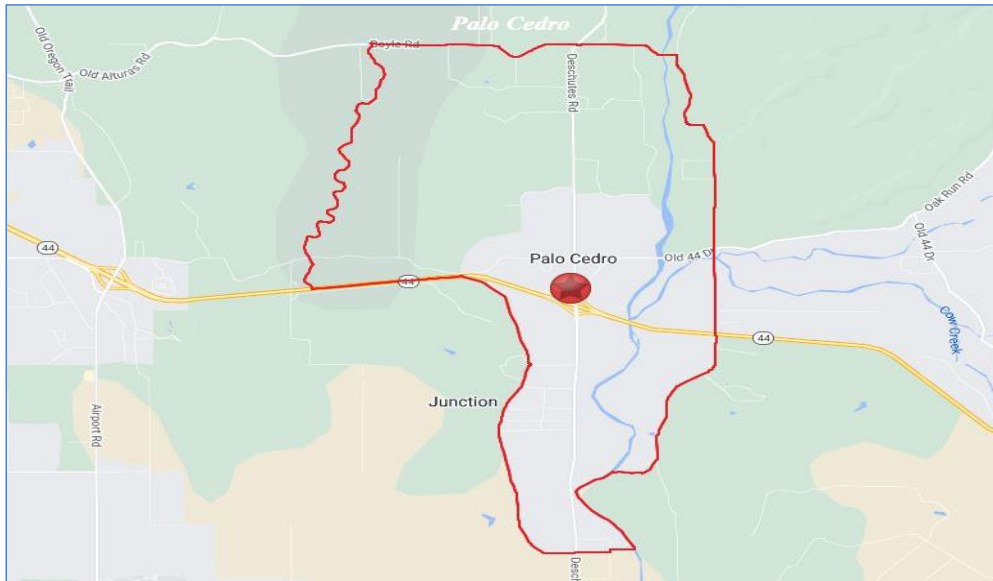
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DEMOGRAPHICS

Palo Cedro is a small town in Northern California that prides itself on its natural beauty and quality of life. Approximately 8 miles east of Redding, the town offers residents a rural lifestyle with easy access to the amenities of a larger city. With its strategic location, economic diversity, and engaged community, Palo Cedro features a compelling blend of opportunities to conduct business in this highly rated community with great schools, businesses and organizations. Palo Cedro has its own governing bodies with five council members, two of which serve on local planning boards to ensure the Palo Cedro community continues to be a safe and prosperous place to live and conduct business. Commercial properties for sale in Palo Cedro are a rare commodity, this is a great opportunity to invest.



Palo Cedro	Trade Area
Population:	3,396
Household Income:	\$131,103
Workforce:	833
Traffic Counts:	
Deschutes Road:	10,800
Highway 44:	22,540



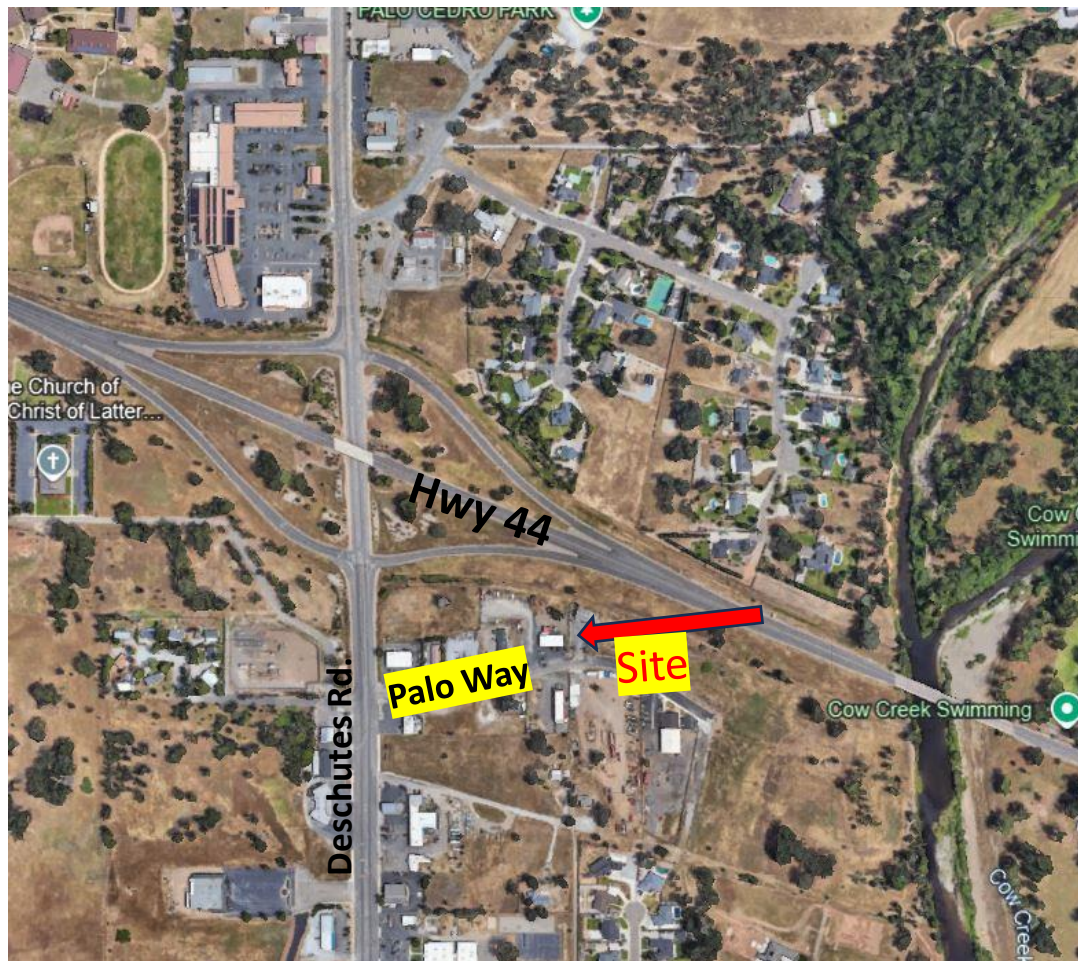
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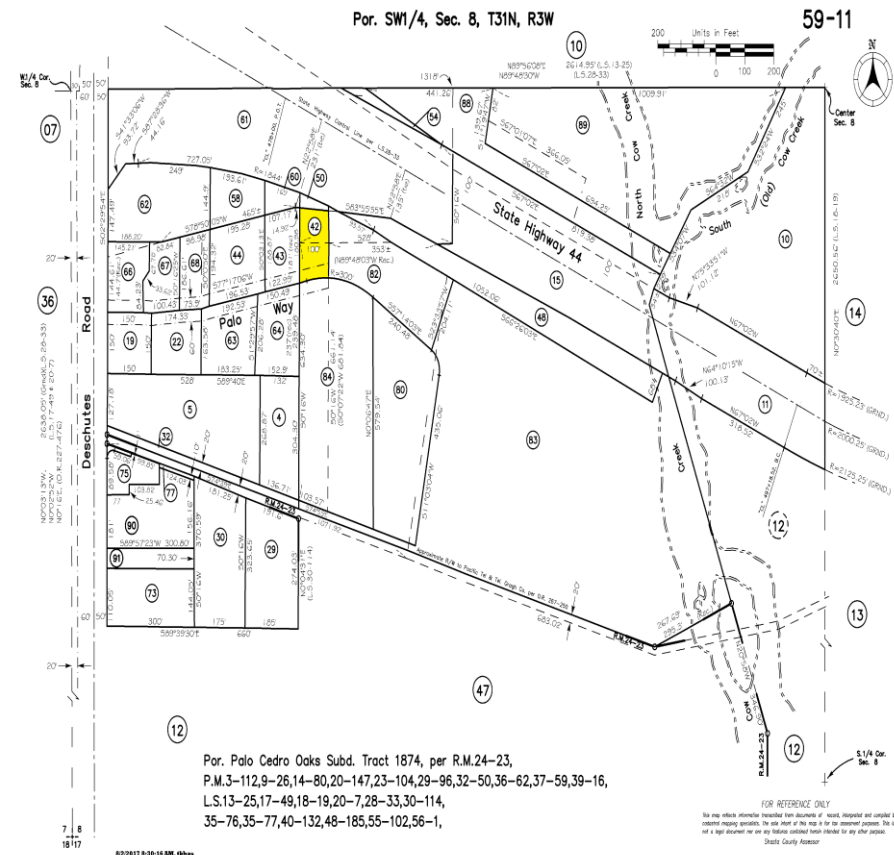


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AERIAL & PARCEL MAP



Parcel # 059-110-012



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