



**COMMERCIAL
BROKERS OF
CALIFORNIA**

EXCEPTIONAL WELL KEPT PROFESSIONAL PROPERTY

Ideal for Owner-User or Investment

669 Palmetto Ave, Suite F & G
Chico, CA 95973

Commercial / Office

PRICE

\$324,500

FEATURES

- Two condo units are being sold together for a total of 1,636 square feet
- Beautiful, modern, well lit contemporary office space.
- Great price point and easy to own

AREA

Chico is in Northern California, and is the most populous city in Butte County, which is at the northeast edge of the Sacramento Valley.

FOR SALE



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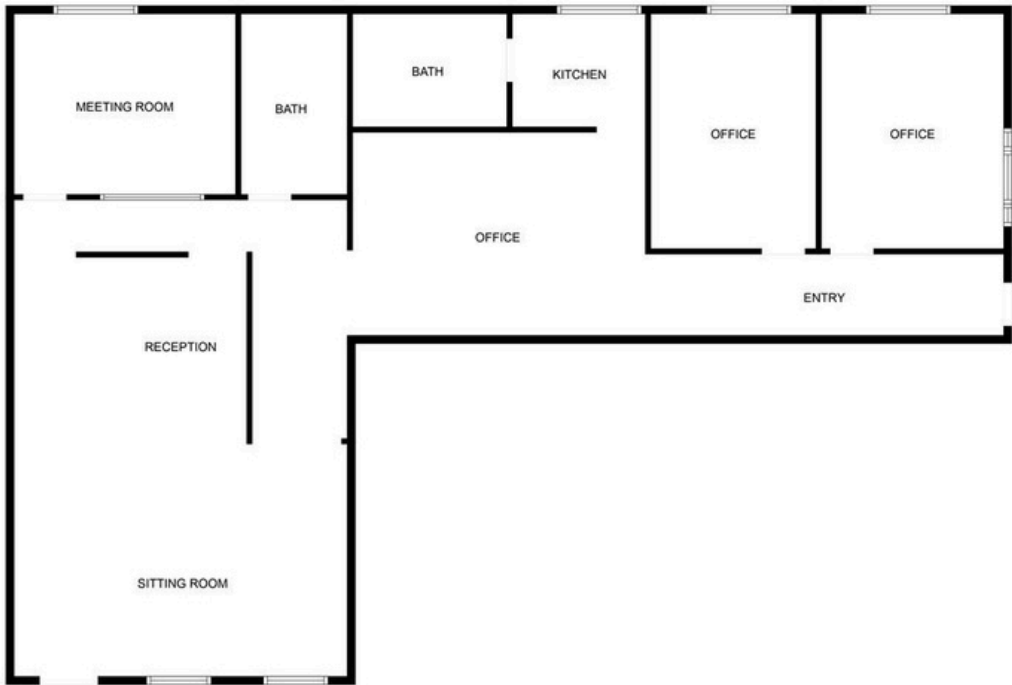
COMMERCIAL BROKERS OF CALIFORNIA
527 Flume Street, Suite 3
Chico CA 95928

PROPERTY
DESCRIPTION

The absolute best offices for sale at the best price at the best location. Palmetto Plaza is an exceptionally well kept professional property at a very convenient location close to services including Safeway, McDonalds, Plumas Bank and many other shops and restaurants. These two condo units are being sold together for a total of 1,636 square feet of beautiful, modern, well lit contemporary office space. Currently set up as a law office, the floor plan includes an open reception area, administrative area, client conference room, mail copy room area, two offices, small break area and two bathrooms. Great price point and easy to own. APN 003-330-006 and 003-330-007 - Suite F & G. Please submit your offer now. POA Fees approximately \$527.91 per month.

INVESTMENT
HIGHLIGHTS

- APN's: 003-330-006 and 003-330-007
- Square Feet: 1636
- Year Built: 1985



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

CRM/LS

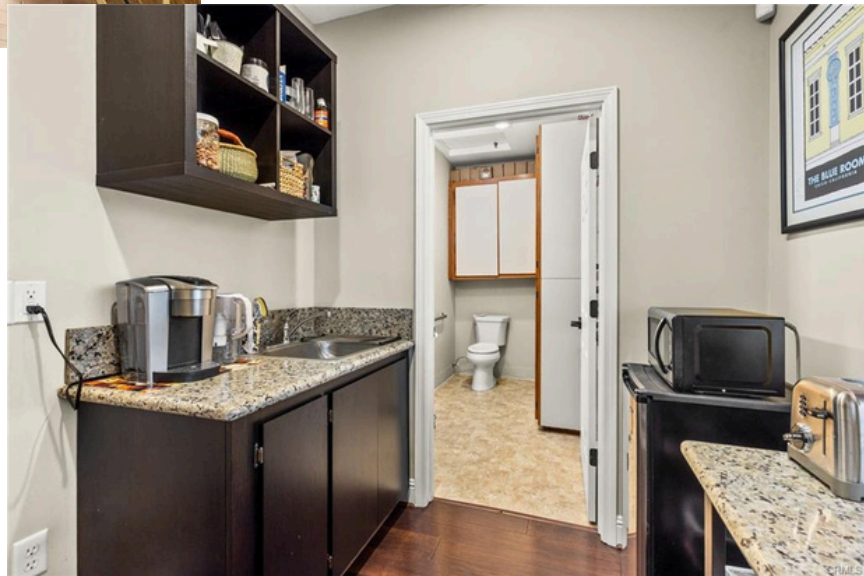
PHOTOS



INTERIOR PHOTOS

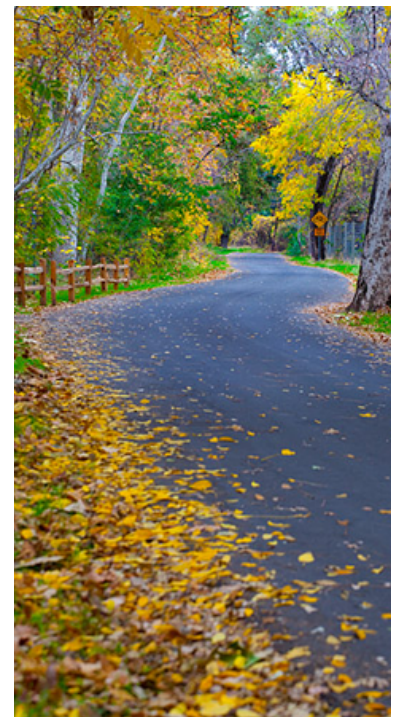


INTERIOR PHOTOS



THE CHICO AREA

With a population of about 120,000 people in the Greater Chico Urban Area, this "university town" serves as the medical, retail and cultural hub of a three county metropolitan market area, serving Butte, Glenn and Tehama Counties in Northern California. Chico is home to California State University, Chico and Bidwell Park, one of the 25 largest municipal parks in the country. Other major cities in the Chico Metropolitan Area include Paradise and Oroville, as well as the smaller communities of Gridley, Biggs, Hamilton City, Willows, Orland and Corning. Chico has been ranked #10 Best Small Art Town in America, #1 Forbes Magazine's "Best Places in America", and #13 in Money.com's "Best Places to Live" Survey. Chico has also been identified as one of Kiplinger's "Great Places to Retire", and also as the #1 Cycling Community in America by Bicycling Magazine. Chico's total retail sales have hovered around \$1.5 billion dollars in recent years, and the city has been generating more than \$14 million dollars annually in sales tax revenue. As a leading exporter in rice, almonds and other farm commodities, the Chico area agriculture industry is a global leader in farm production, helping to feed the world and bringing substantial revenue into the local economy. California State University, Chico, is one of the most affluent student populations in the entire C.S.U. system and is also a major economic driver. The population growth rate continues to rise by about 2% annually.



Pictured: CSU Chico, Bidwell Park, Sierra Nevada Brewery



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Lot size and Sq Ft taken from County records. Buyer advised to investigate to their satisfaction.