



COMMERCIAL

Commercial Building Available for Sale

HIGHLIGHTS

- Price: \$2,800,000
- SQFT: 18,066
- SQFT Lot: 5,227
- Price per SQFT: \$154.98
- Zoning: Downtown North
- Property Type: Retail Trade
- Listing ID: SN26056747
- Parcel #: 004082015000
- County: Butte



**200 Wall Street
Chico, CA 95928**

www.selectcommercialgroup.com

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200 Wall Steet

Located in the heart of downtown Chico, this beautifully remodeled four-story building offers an exceptional opportunity for entrepreneurs and investors. Set up for a variety of uses such as venue, nightclub, and bar, this property is ideal for high-energy businesses seeking a prime location with plenty of foot traffic. The set up is expansive, versatile and perfect for entertainment. The beautifully remodeled interiors combine modern aesthetics with functional layouts designed for high-volume service. There are fire sprinklers throughout and an elevator for easy access to all levels. The upgraded electrical system can accommodate a variety of business needs and high-demand equipment. Located directly next to the City of Chico parking lot, ensures ample parking for patrons. This building offers a rare opportunity to own a property in one of Chico's most desirable locations only blocks from Chico State University. Whether you're looking to expand your business or create a unique venue for events, this space offers limitless potential. Two-type 48 Liquor licenses, furniture and fixtures are included as part of the purchase price and can be negotiated out of the deal as desired by a buyer. Lots of opportunity with this one!



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Exterior Photos



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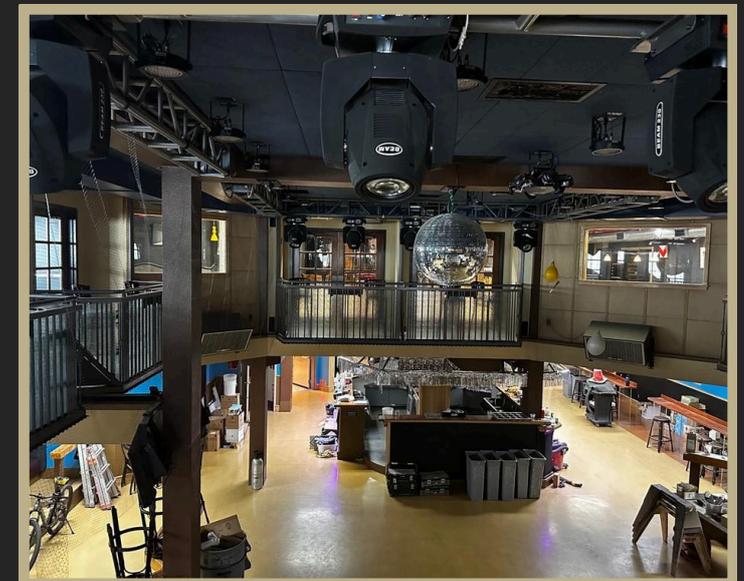
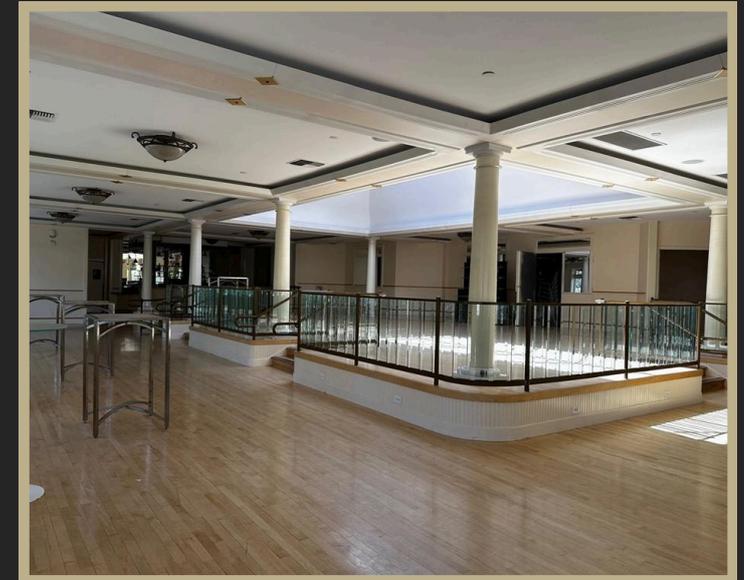
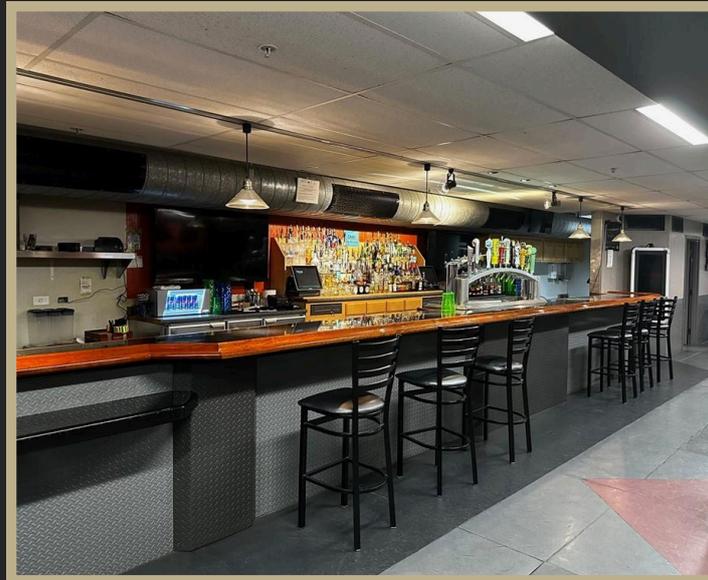
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Interior Photos



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Interior Photos



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Venue 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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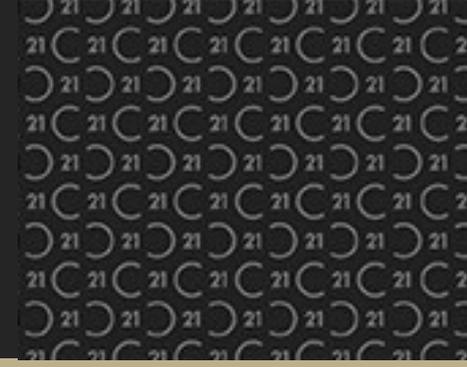
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