

COMMERCIAL BUILDING FOR SALE

\$60,000



HWY 299 FRONTAGE

21520 Sonoma Street, Burney, CA



Ken Miller

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DRE #: 00818540

Property Specifications

Small building with big visibility!

Situated along Hwy 299. 1500 SF building with surplus land (0.38 acres). This former gas station has been legally decommissioned with all environmental agency closure permits. Located about 2.5 miles north of Burney on Hwy 299 and about 2 miles from the 4 corners interchange where the Pit River tribe has plans to develop a possible cultural center and tourism destination. The site is well suited for many re-development applications including commercial, retail, service-commercial, vehicle, or equipment rental yard. Priced so that you can even tear it down and re-build using existing development credits*. The oversized parcel allows for the storage and display of vehicles, equipment, machinery, and inventory.

- Sale Price: \$60,000, Only \$40/SF
- 1,500 SF Building / 0.38 Acres
- APN: 030-310-055
- Zoned C-2
- State Highway 299 Frontage
- Excellent location for any business that needs a small yard
- Former Gas Station/C-Store**

*Buyer to independently investigate all matters including fee credits and allowable redevelopment options.

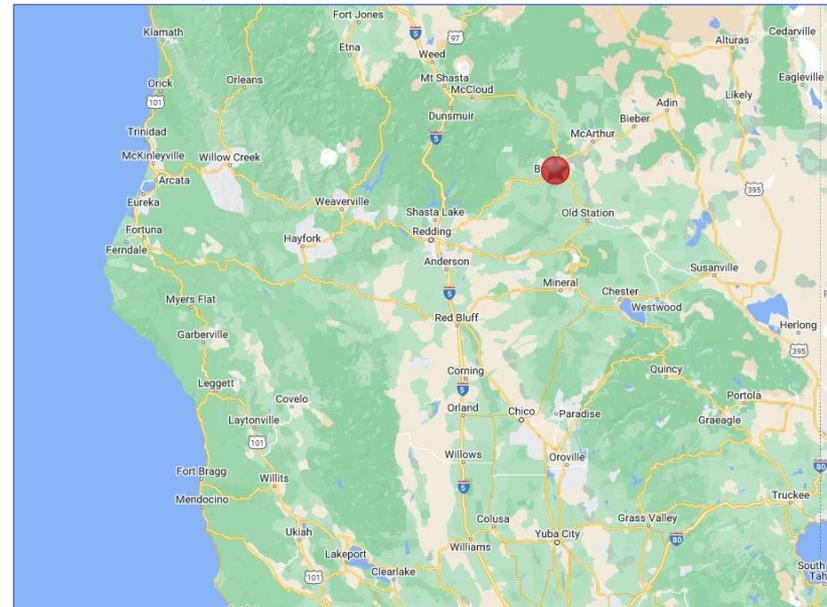
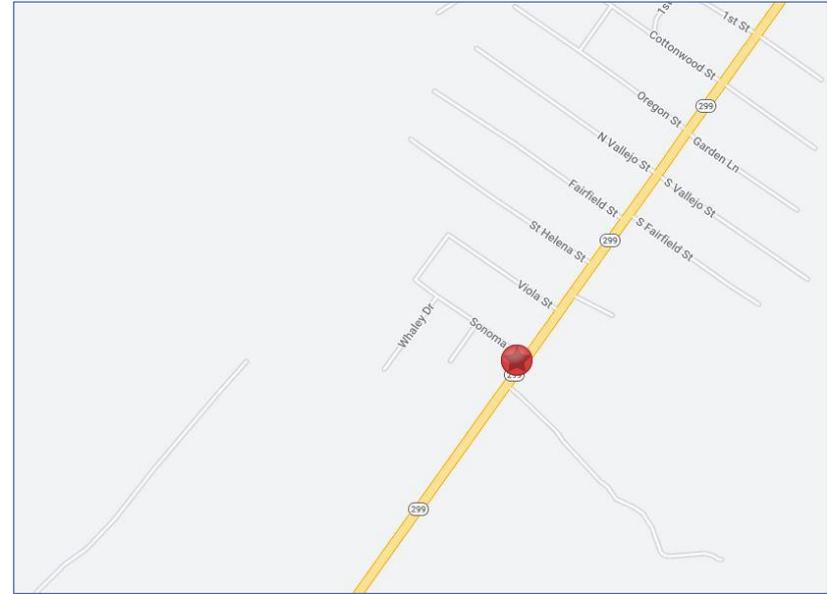
**Call Broker regarding environmental closure documents.

215020 SONOMA STREET, BURNEY, CA



Demographics

	3 mile	5 mile	10 mile
Population:	2,872	4,208	4,598
Household Income:	\$66,085	\$67,272	\$66,869
Workforce:	568	1,215	1,314
Traffic Counts:			
Hwy 299:	5,741		
Hwy 89:	2,058		



Trade Area Aerial



215020 SONOMA STREET, BURNEY, CA

Johnson Park Neighborhood Aerial



215020 SONOMA STREET, BURNEY, CA

Burney Neighborhood Aerial



THE MAP IS NOT THE TERRITORY

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Meet the Team:



**KEN
MILLER**



**DONNA
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