

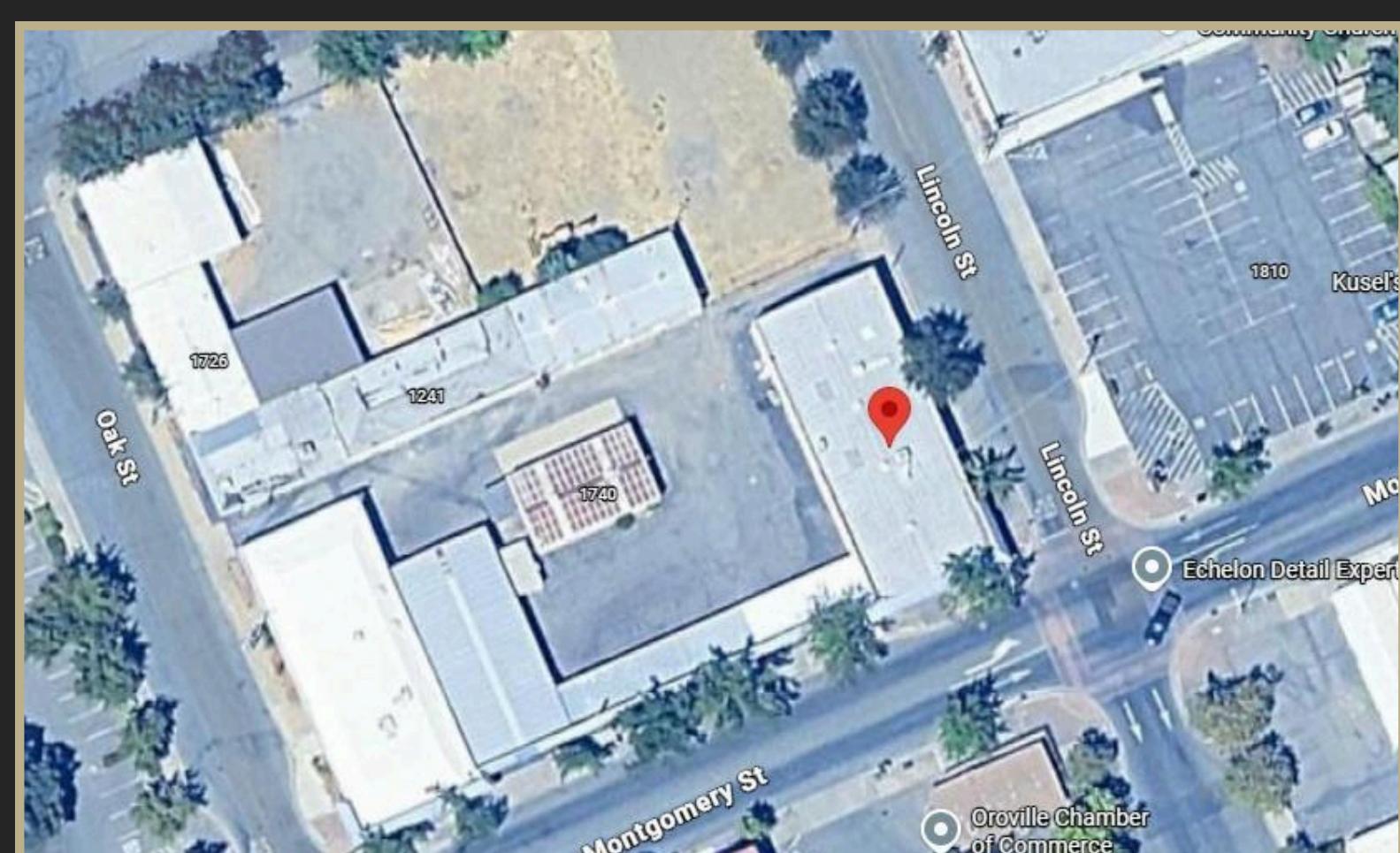
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COMMERCIAL®

# Mixed Use Space Available for Sale

## HIGHLIGHTS

- Price: \$700,000
- SQFT: 5,900
- SQFT Lot: 6,098
- Price per SQFT: \$118.64
- Year Built: 1928
- Year Remodeled: 2024
- Property Type: Mixed Use
- Current Build Out: Gym
- Listing ID: SN25234014
- Parcel #: 006160115000
- County: Butte



1790 Montgomery  
Oroville, CA 95965

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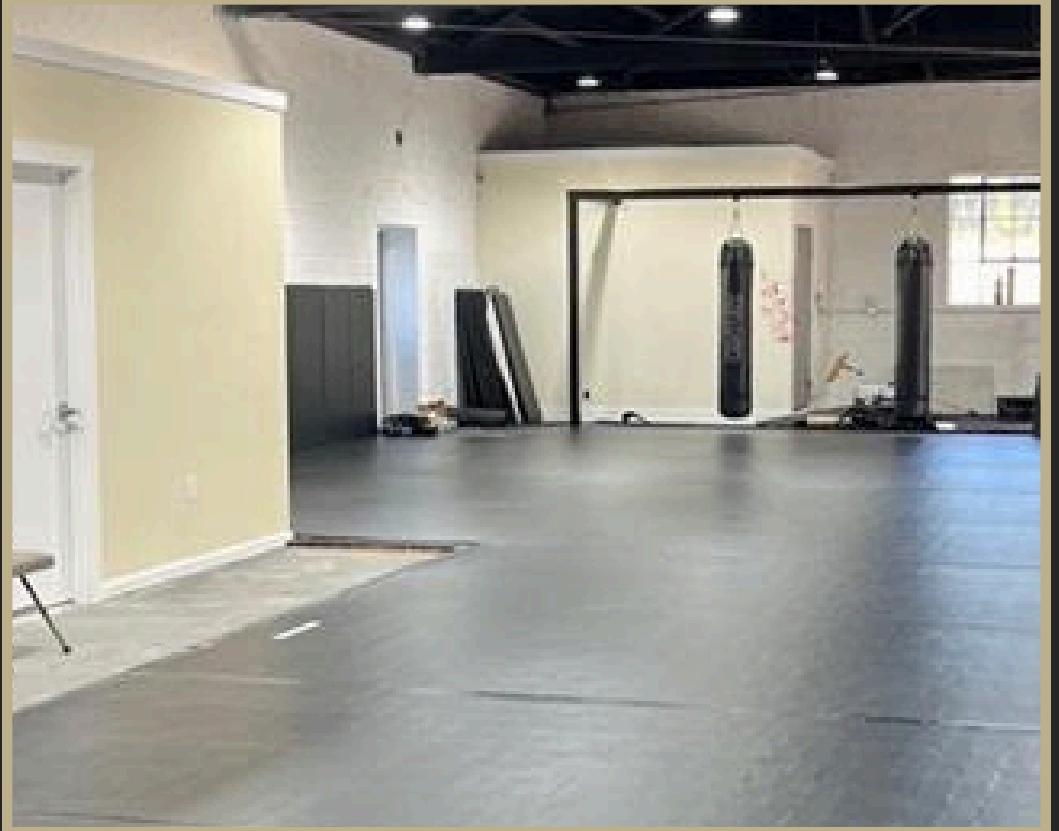
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**COMMERCIAL.**

**1790 Montgomery**



This 5,900 sq ft commercial property has been completely remodeled and transformed into a modern gym/training facility, now occupied by a long-term tenant operating a successful fitness business.

With a 10%+ cap rate and minimal maintenance requirements, this is a truly turnkey investment opportunity. Located on the high-traffic corner of Montgomery and Lincoln in the heart of downtown Oroville, the property benefits from excellent visibility and consistent foot and vehicle traffic

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# Operating Summary

Category	Amount	Summary	
Scheduled Rent Income	\$94,224.00	Asking Price	\$700,000
Other Income/NNN	-	Asking CAP Rate:	10%+
Scheduled Gross Income	\$94,224.00	Asking per Sq. Ft.	\$118.64
Less Vacancy	3% \$2,826.72		
Effective Gross Income	\$91,397.27		
Less Expenses	\$36,171.71		
Net Operating Income	\$55,225.57		

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# City Overview

## City of Oroville

Oroville, Located in Butte County, Northern California, nestled in the picturesque foothills of the Sierra Nevada Mountains, is a vibrant city offering a blend of natural beauty, rich history, and modern amenities. Situated approximately 70 miles north of Sacramento, Oroville enjoys convenient access to major transportation arteries, including Highway 70 and Highway 99. Oroville's strategic location and diverse economic base contribute to its resilience and potential for growth. The city's economy is supported by sectors such as agriculture, manufacturing, tourism, and healthcare, providing a stable foundation for business investment and expansion. In conclusion, Oroville is a compelling destination, offering a welcoming community, diverse amenities, and promising opportunities for residents and investors alike.



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