



**COMMERCIAL**

# Tri-Plex Available for Sale

## HIGHLIGHTS

- Price: \$549,000
- SQFT: 2,616
- SQFT Lot: 13,504
- Price per SQFT: \$209.86
- OP. Expense: \$4,742
- OP. Income: \$36,658
- Property Type: Multi-Family
- Listing ID: SN26120564
- Parcel #: 003-460-008-000
- County: Butte



**1700 Sherman Ave  
Chico, CA 95926**

[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)

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1700 Sherman Ave



Tri-Plex located in the Avenues! This property consists of a 3-bed 1-bath house built in 1954. The duplex has 2-bedroom, 1-bath units and was built in 1984. The house has lots of charm and character with wood floors, built-ins, ceiling fans, a window unit for A/C, and a gas wall unit for heating. There is a nice-sized backyard, laundry hook-ups, and a garage. The duplex has some nice upgrades of central heat and air, ceiling fans, a gas oven, and laundry hook-ups. All units were hooked up to the City Sewer in October 2021. This is a very unique investment property with the possibility of adding ADU's, buyer to investigate with the City of Chico.

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# Interior Photos



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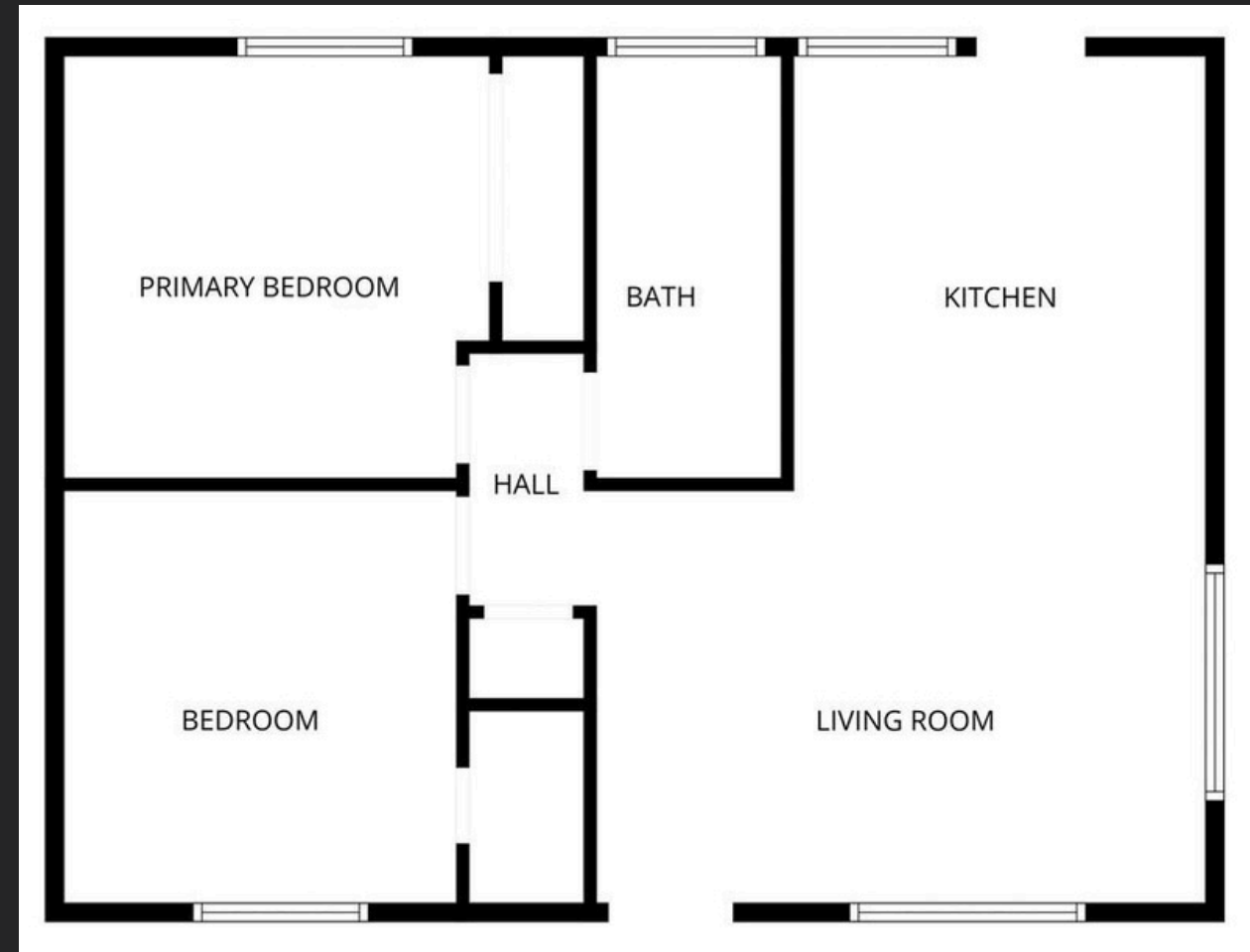
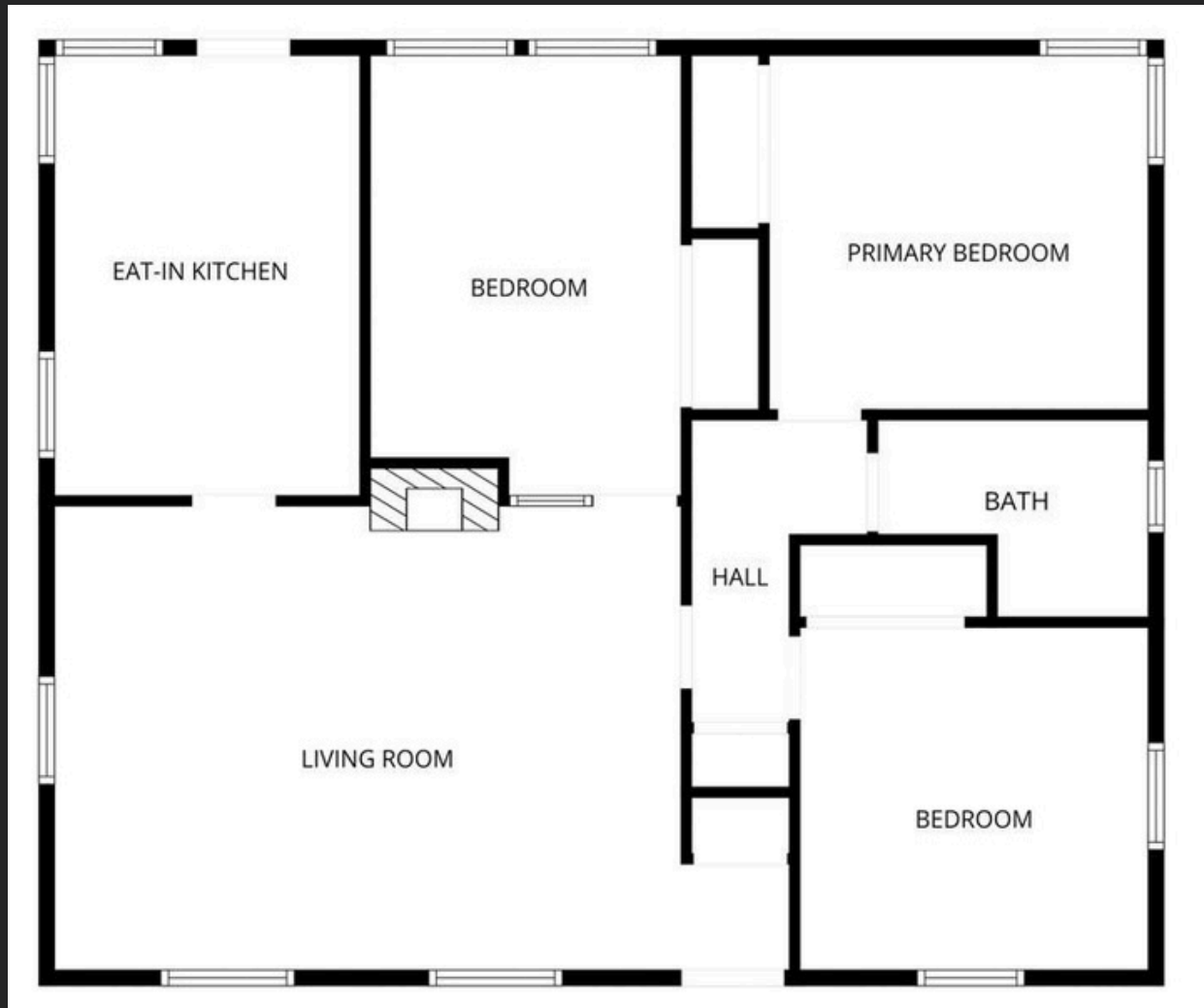
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# Floor Plans



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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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