



For Sale | \$1,699,000
5,804 SF Office Building
300 Salem Street, Chico, CA



Brandon Harris

President/Broker
Harris Commercial Real Estate Services
Lic. 01318261

📍 647 Flume Street | Chico, CA 95928
📞 (530) 828-9289

For Sale | \$1,699,000 | 5,804 SF Office Building

300 Salem Street, Chico, CA

Upscale office building in Downtown Chico with a recent full remodel and off-street parking available for sale. This versatile building is located on the hard corner of 3rd and Salem Streets, and is just steps from all of what Downtown Chico has to offer. This single story building is currently configured with 11 private offices, open workstations for 12+ people, huge conference/event room, staff lounge, four private restrooms, built-in reception and waiting area, tons of storage on main floor and attic (accessed by stairs), and private parking area. The building is constructed with an engineered glass system in the front to allow for abundant natural light throughout along with the many windows into the offices. The property is currently used as one 5,804 SF unit but was designed to be easily split into two separate units of approximately 2,100 SF & 3,700 SF, each with their own separate utility meters, bathrooms, and entrances fronting Salem Street. Currently owner-occupied, the building could be available to a buyer within 60 days and could be suitable for either an investor or an owner/user that desires to occupy all or part of the building.

OFFERING SUMMARY

Price	\$1,699,000 (\$292.73/SF)
Type	Office
Gross SF	5,804 SF
Lot Area	.18 acres
Zoning	OC (Office Commercial)
Year Built	1958 (Remodeled in 2014 & 2020)
Building Dimensions	87' x 67'



Brandon Harris

President/Broker
Harris Commercial Real Estate Services
Lic. 01318261

647 Flume Street | Chico, CA 95928
(530) 828-9289

For Sale | \$1,699,000 | 5,804 SF Office Building

300 Salem Street, Chico, CA

CLOSEUP AERIAL



Commercial Real Estate Experts Building Trust and Providing Results

Brandon Harris
President/Broker
(530) 828-9289
Lic. 01318261
647 Flume Street,
Chico, CA 95928

For Sale | \$1,699,000 | 5,804 SF Office Building

300 Salem Street, Chico, CA

MIDRANGE AERIAL



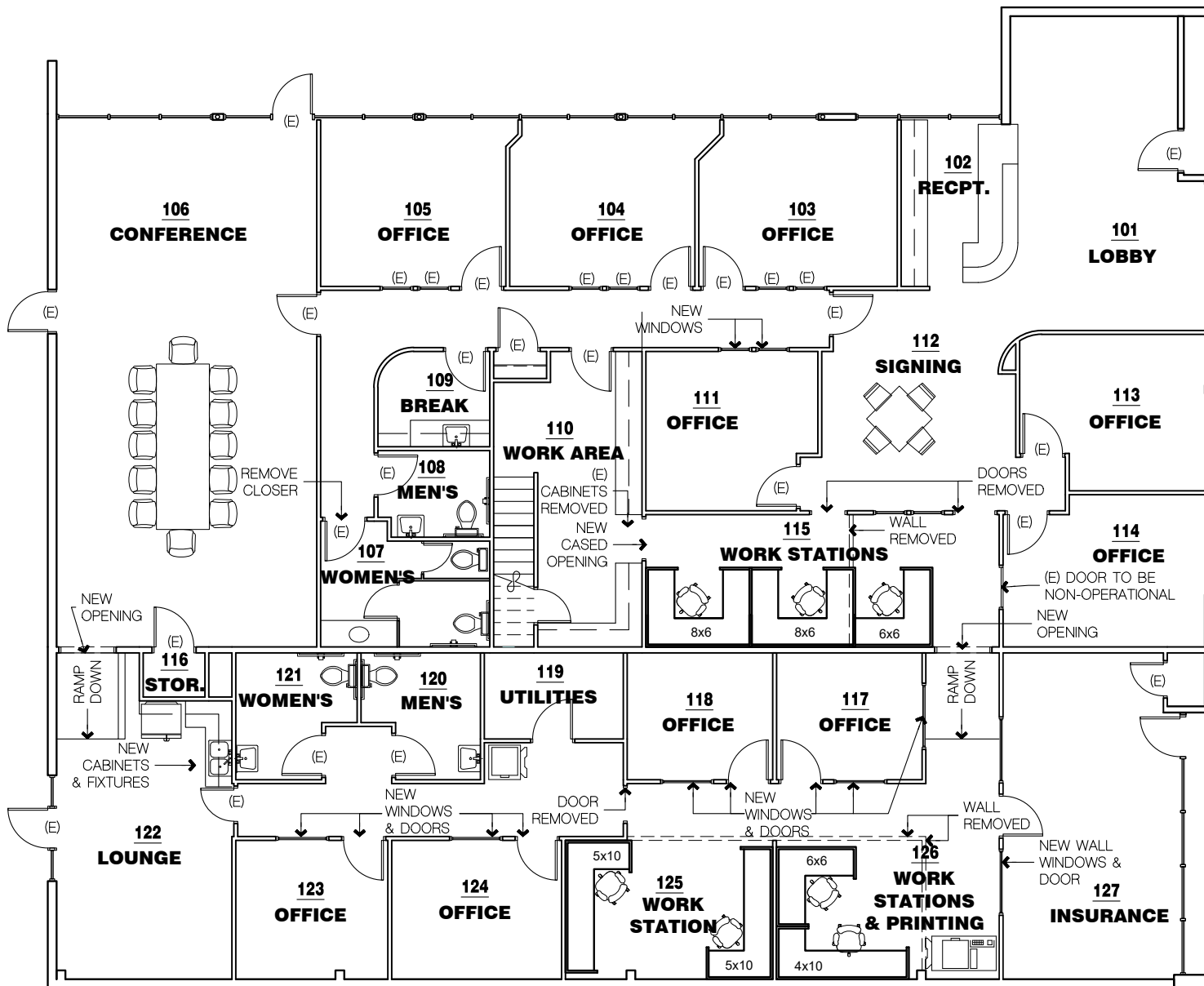
Commercial Real Estate Experts Building Trust and Providing Results

Brandon Harris
President/Broker
(530) 828-9289
Lic. 01318261
647 Flume Street,
Chico, CA 95928

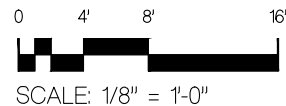
For Sale | \$1,699,000 | 5,804 SF Office Building

300 Salem Street, Chico, CA

CURRENT FLOOR PLAN



- NOTES:
308 SALEM
1. NEW TEGULAR SECOND LOOK CEILING TILES
 2. NEW LIGHT FIXTURES
 3. NEW PAINT
 4. NEW CARPET



Commercial Real Estate Experts Building Trust and Providing Results

Brandon Harris
President/Broker
(530) 828-9289
Lic. 01318261
647 Flume Street,
Chico, CA 95928

For Sale | \$1,699,000 | 5,804 SF Office Building

300 Salem Street, Chico, CA



Commercial Real Estate Experts Building Trust and Providing Results

Brandon Harris
President/Broker
(530) 828-9289
Lic. 01318261
647 Flume Street,
Chico, CA 95928