



Commercial Building with Apartment Available



Contact Me Today to Learn More



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Lic# 01203999

This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.

Located in downtown Burney directly on Main Street, on the south side of CA-299, west of Plumas St, east of Ayris Way, & north of Park Ave. Strategically positioned on Freeway 299, this prime location caters to both local residents and travelers. Its proximity to the freeway ensures easy access for commuters, making it a convenient pit stop for specialties/everyday essentials.

37087 CA-299

Burney, Ca., 96013

\$350,000

±2,632 SF Retail

±2,163 SF Warehouse

Plus a

±976 SF Apartment



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Property Features

- Freestanding mixed-use commercial building
- High-exposure corner lot just off CA-299 in Burney's commercial hub
- Fenced yard area with private parking
- Two units available: lease together or separately
- No HOA costs; parcel includes access to Raymond Berry Intermountain Pool
- Flexible zoning allows diverse commercial uses
- Site previously held a Type 20 liquor license (beer/wine)

Unit #37087 – Front Retail

- Office space plus Retail showroom/shop
- Inviting 13' x 13' entrance room
- Two rear offices and expansive open layout
- Storefront glass, east-side parking, and front overhang for curb appeal

Unit #37085 – Rear Warehouse

- Warehouse + finished 18' x 41'6" rear room
- Two 10' x 10' rollup doors plus separate man-door access
- Access to west lot with optional fencing for privacy or security
- Ideal for light industrial, storage, or operations space

Unit #20400

- Comfortable rear 2 Bedroom apartment with covered cabana and deck
- Perfect for onsite management, rental income, or owner use

Recent Renovations

- New interior and exterior paint
- Updated flooring and modern LED lighting
- Refreshed fixtures throughout
- Tenant improvements (TIs) available



Estimated NOI \$36,536.24

Based on:

Estimated Gross Rents: \$46,459.20

(\$0.60/SF for #37087 and #37085 and \$1,000/month for #20400)

Landlord Estimated Expenses: \$9,922.96 -

(Estimated property taxes (\$3,600), insurance (\$4,000 depending on buyers business) and structural repairs (5% of gross rents \$2,322.96)

Tenant expenses would include utilities (water/trash/wifi/electricity/gas) and interior repairs.