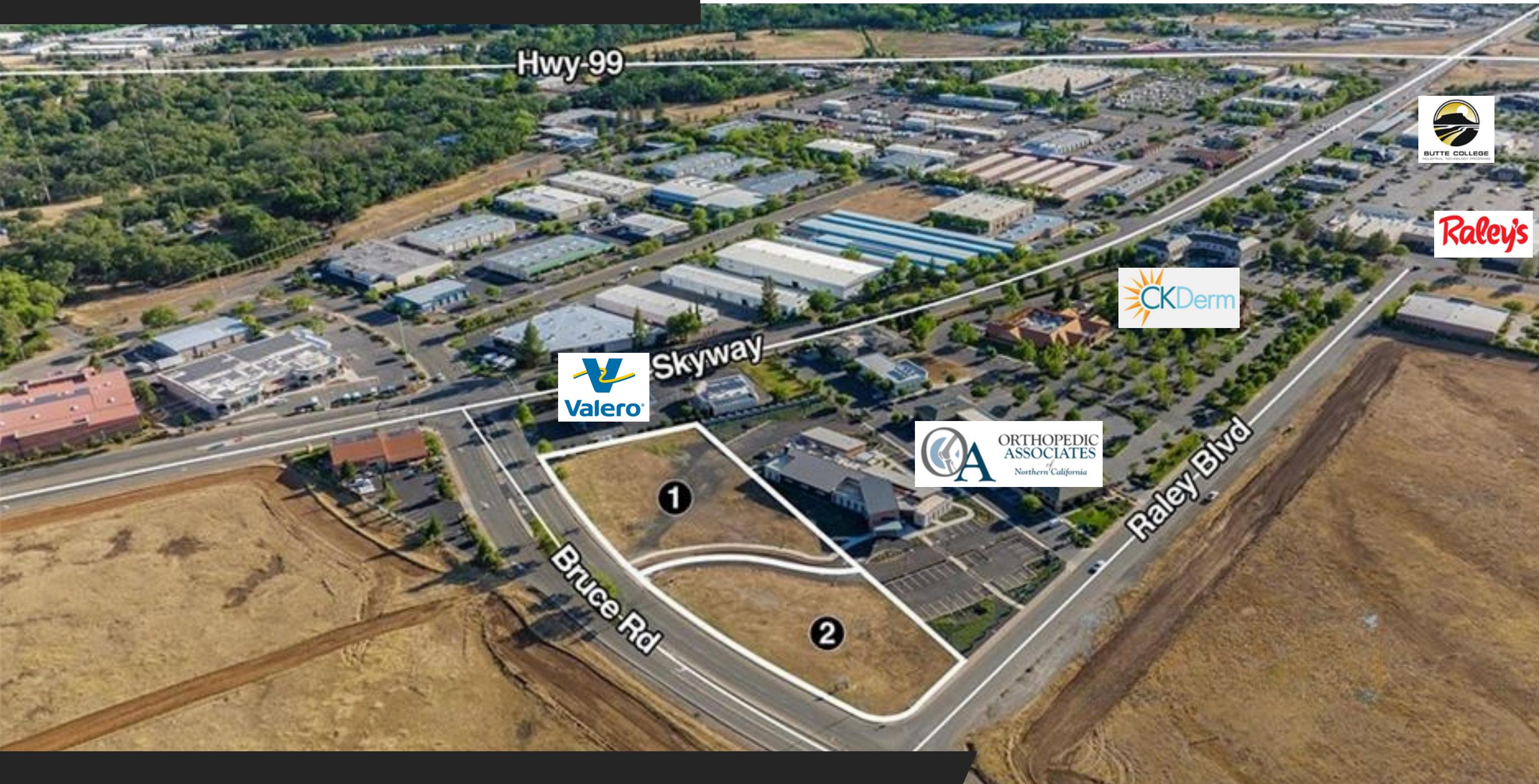


# Vacant Land Available for Sale

Bruce Road - 2 Commercial Lots | Chico, CA. 95926

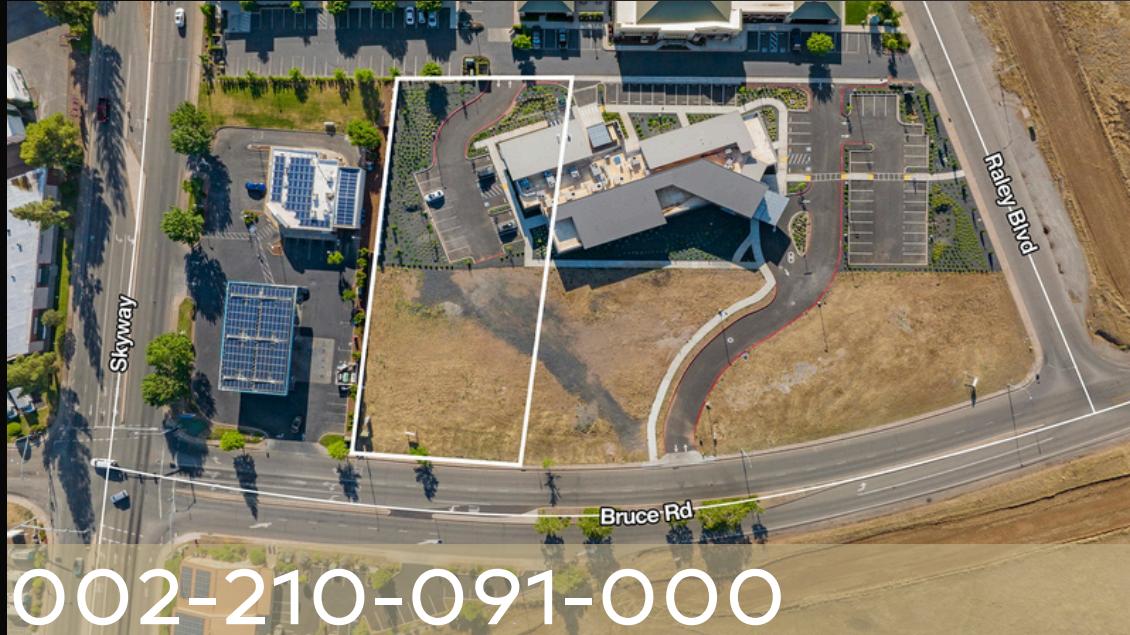


Kimberly Shaffer | REALTOR® | DRE # 01415693  
(530)899-5936 | Kimsellschico@gmail.com

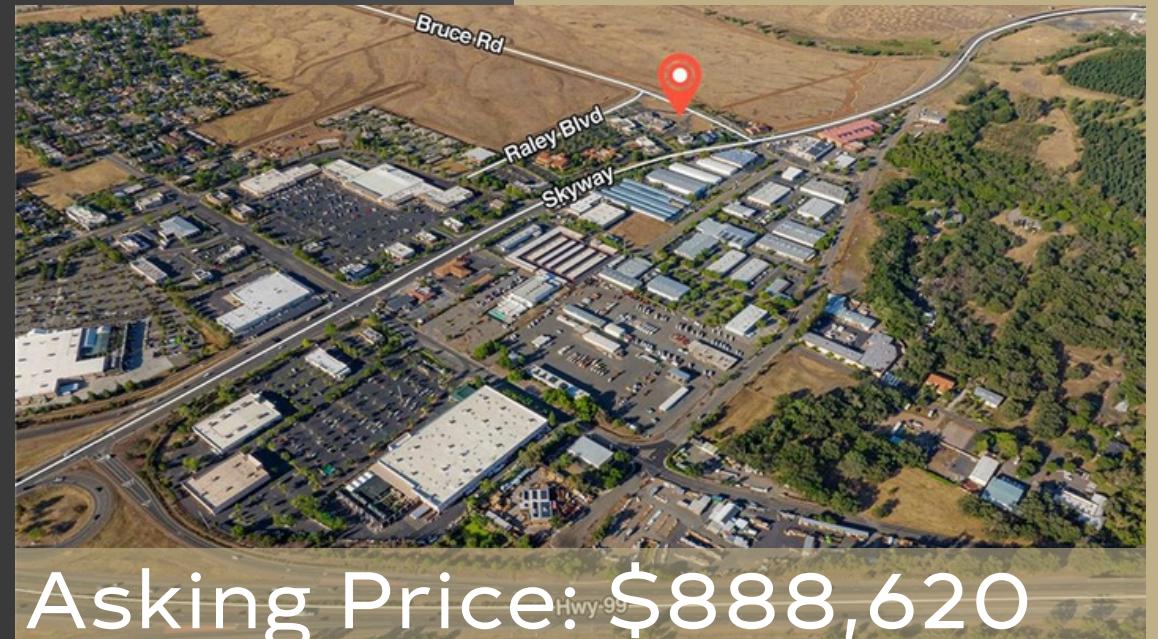
**CENTURY 21  
COMMERCIAL®**

Select Real Estate

# Executive Summary - Bruce Road



002-210-091-000



Asking Price: \$888,620

SQFT Lot: 44,431 | Acres: 1.02

Property Type: Commercial Sale

Listing ID: SN25051885

Zoning: CC - Community Commercial

## Permitted Uses:

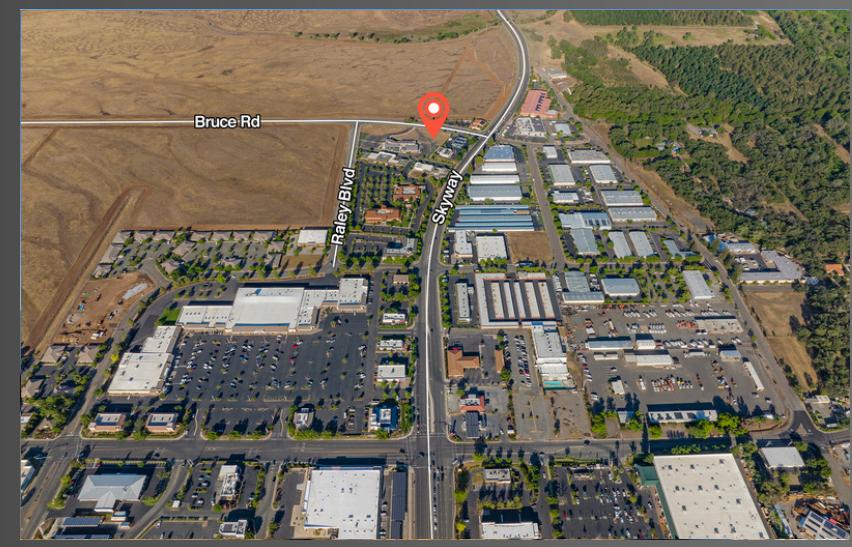
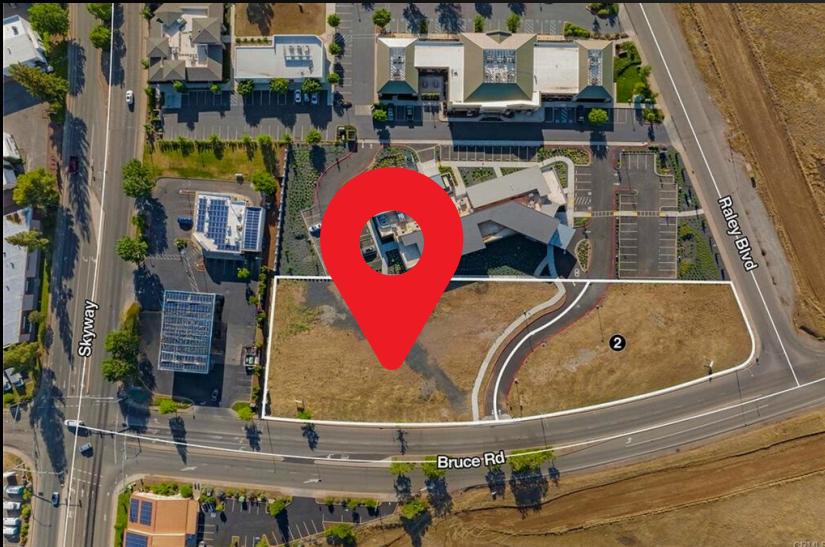
- Medical Office
- Professional Office
- Food Services
- Health/Fitness
- Multi-Family Housing

## Property Overview - Bruce Road

This commercial lot sits in an ideal location between Bruce Rd and 20th St. in Chico, which has seen and will continue to see vast growth. The newly finished four-lane Bruce Rd allows for easy access for both Chico and the town of Paradise customers. Predominately surrounded by professional office and medical, this lot is primed to host your business. Development in the area includes Meriam Park, large residential subdivisions that include single family and multi-family, commerical businesses, a new school, parks, and recreation that will need services your business can provide. Local business include, Orthopedics Associates, Enloe, Adventist Health Physical Therapy, Skyway Medical and more. Be apart of the new growth area of Chico! The adjacent lot of .06 acres lot is available for additional space.

# Photos - Bruce Road

APN # 002-210-091-000



# Sewer Map



## Sewer Pipes

— PUBLIC

## Sewer Nodes

- CAP - CAPPED LINE
- CO - CLEAN OUT
- CONNECT - CONNECTION
- MH - ACCESS POINT
- PUMP - LIFT STATION
- 

## Storm Nodes

- BMP
- CAP - CAPPED LINE
- CO - CLEANOUT
- CONNECT - CONNECTION
- DI - DRAIN INLET
- DRYWELL
- HEADWALL
- INTERCEP - INTERCEPTOR
- MH - MANHOLE
- OBSWELL - OBSERVATION WELL
- OUTF - OUTFALL
- OUTL - OUTLET
- REDUC - REDUCER
- UNK - UNKNOWN
- others

## Storm Drain Lines

—

## Prohibition Area



## Sewer Connected Parcels



## Storm Water Master Plan - Proposed Features

Proposed New Drop Inlet



Proposed Replacement Drop Inlet



Proposed Manhole



Proposed Outfall



Proposed Pump



## Proposed Pipe Diameter (inches)

Width

12

15

18

24

30

36

42

48

## Proposed Replacement Pipe

—

## Proposed Channel

—

## Proposed Flap Gate

—

## Proposed Detention Basins

□ Proposed Basin

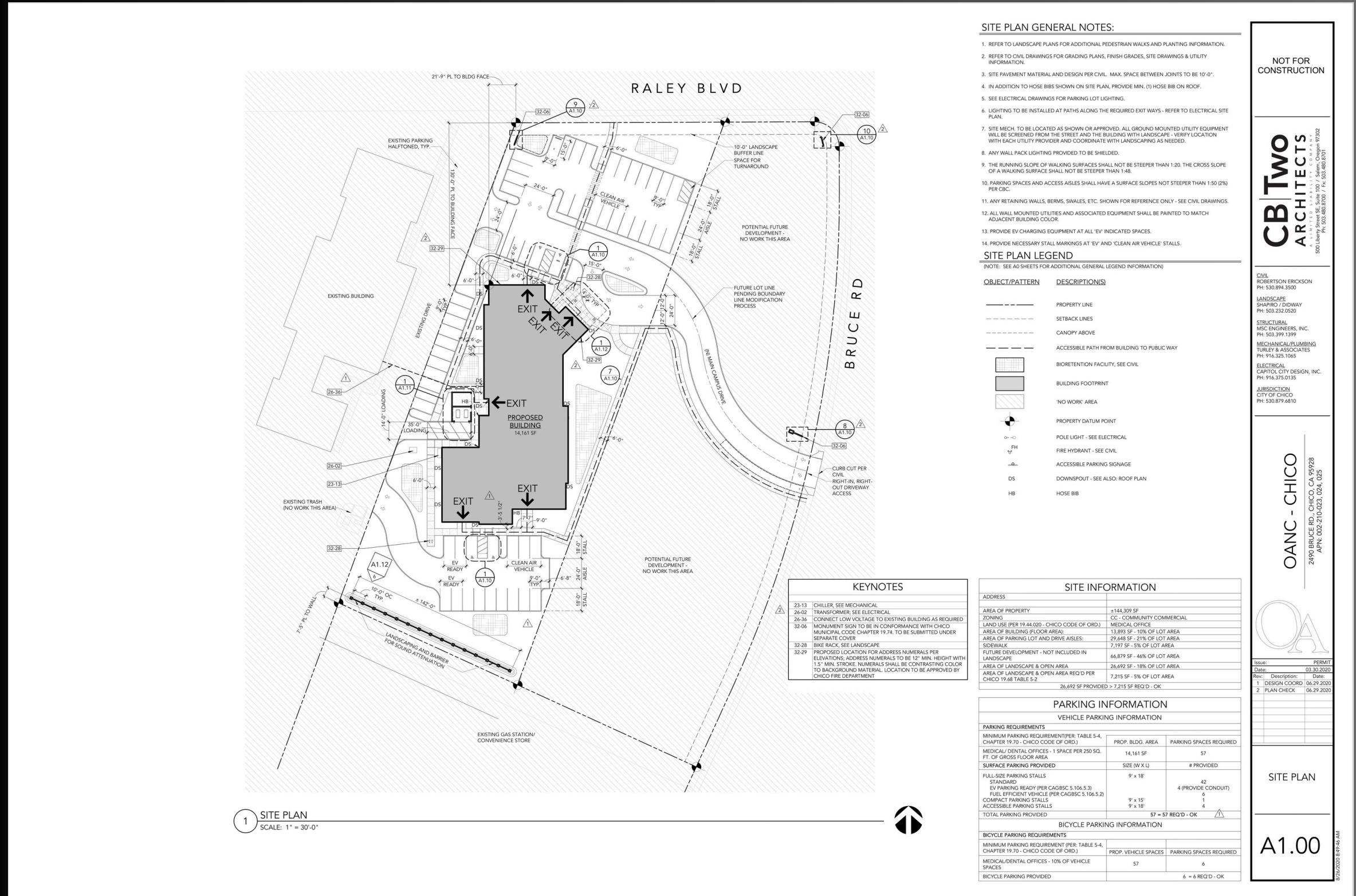
## Addresses

• Active Addresses

## Assessor Parcels

—

# Site Plan Ideas



# Site Overview

