

721 PINE ST

721 pine st, Mount Shasta, CA 96067



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PROPERTY INFORMATION

PURCHASE PRICE
\$1,750,000.00

PROPERTY ADDRESS
721 pine st
Mount Shasta, CA 96067

PROPERTY SIZE
8,000 Sq. Ft.

LAND SIZE
12,500.00 Sq. Ft.

721 pine st Mount
Shasta, CA 96067



PROPERTY OVERVIEW

Mixed-use commercial building consisting of a medical clinic office and 2 apartments, centrally located in Mount Shasta. This is an excellent opportunity for a current medical provider to expand or relocate their services into Siskiyou County. The current practice is also for sale. The office space could also be converted to another use.



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PROPERTY DETAILS



Excellent location close to the Hospital and other medical providers in Mt. Shasta, this mixed use building offers a unique opportunity for an investor. The 8000sqft building consists of a 4500sqft ground floor Medical Office and a 3500sqft 2nd floor that has 2-2/1 apartments that are currently rented and several large offices. The medical office features 7 exam rooms, a procedure room, 4 private physician's offices, a waiting room with reception counter, nurses station, a kitchenette and breakroom, and additional rooms used for storage. There is also a detached garage for storage and 13 private parking spaces. The well established medical practice is also available and presents an excellent opportunity to expand the practice and the much needed medical services in the area. The current owner may also be willing to carry.

The City of Mount Shasta is nestled at the foot of the imposing 14,179' Mount Shasta and is surrounded by natural beauty. Outdoor lovers - from extreme sports enthusiasts to family vacationers and retirees - enjoy the vast recreational opportunities the region has to offer. From the ever popular Mount Shasta Ski Park to the miles of hiking and biking trails in the area. World-class fishing, breathtakingly scenic golf courses and some amazing local restaurants, all in a scenic alpine setting. It's clear to see why Mount Shasta is one of Northern California's fastest growing new locations for destination vacationing and favorite for those looking to relocate to a more laid-back vibe.

PROPERTY PHOTOS



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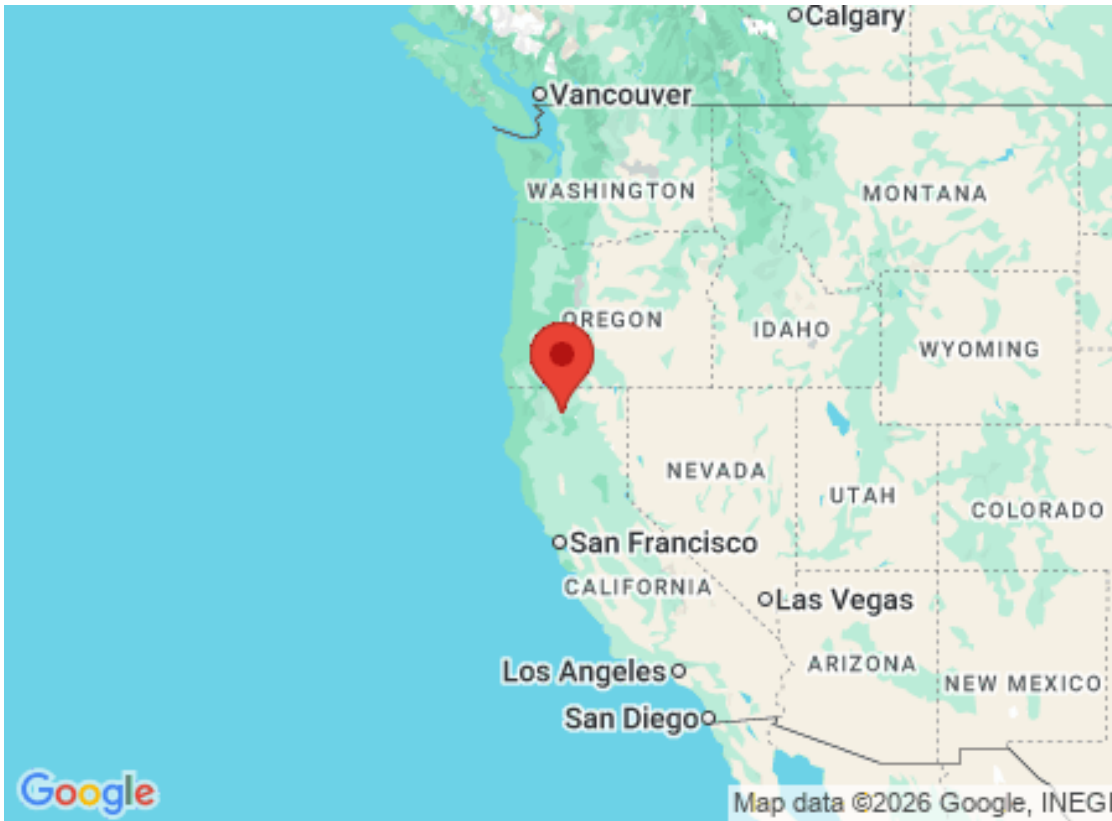
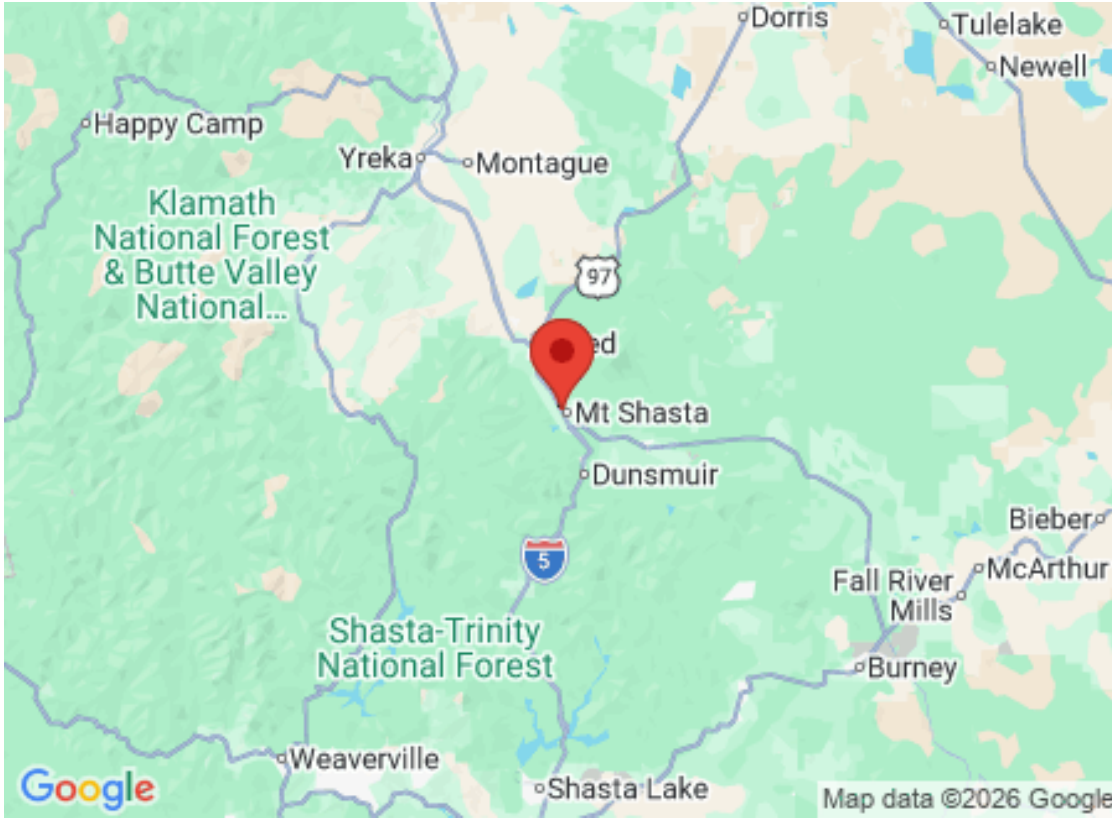
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Unit Mix

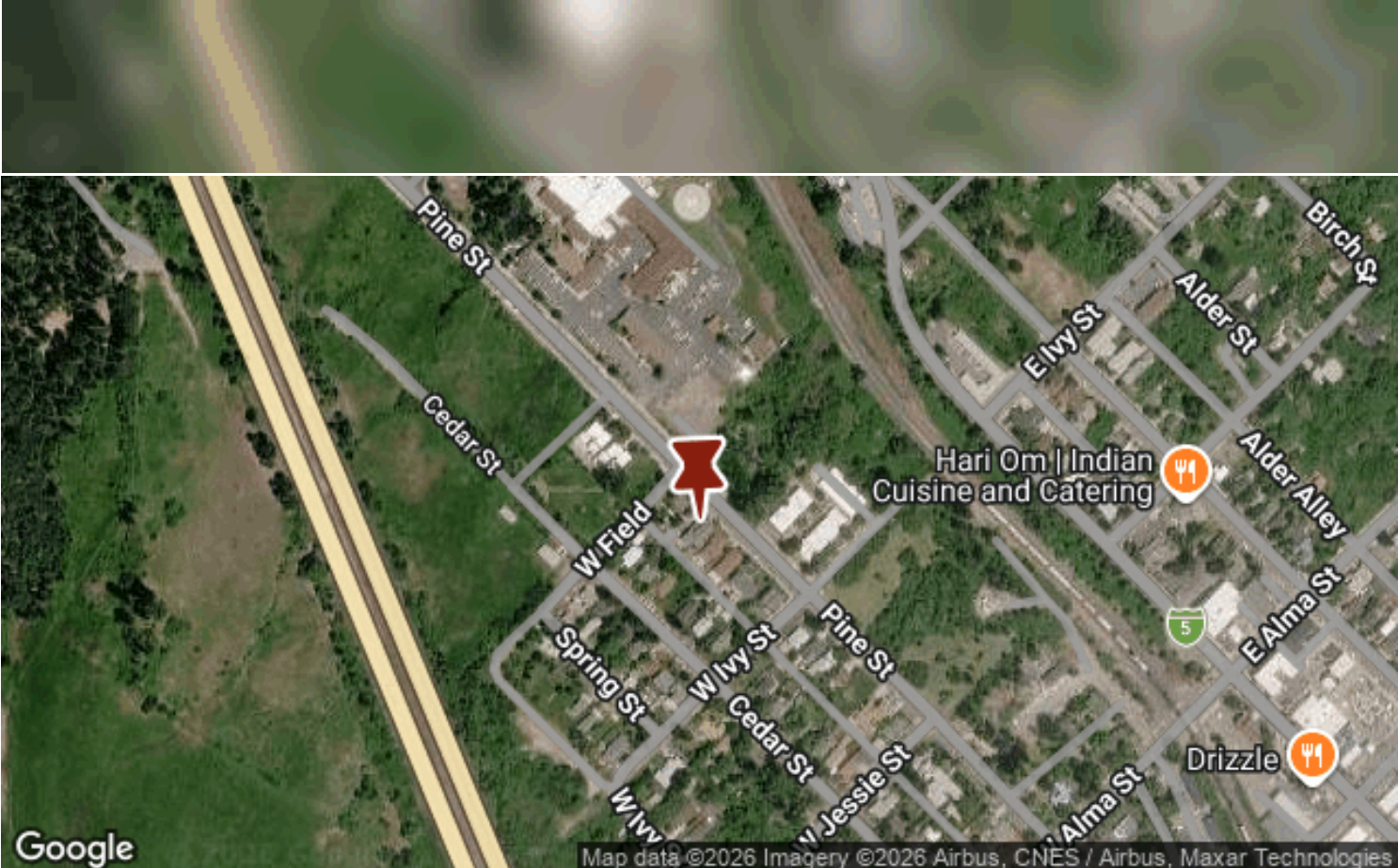
Unit	Square Feet	Current Rent	Market Rent
Office Space (both floors)	6000	(Owner Occupied) \$5417	\$7,500
Apartment #1	1000	\$900	\$1,300
Apartment #2	1000	\$900	\$1,300
Total:		\$7,217	\$10,100
Gross Income		\$86,604	\$121,200

AREA LOCATION MAP



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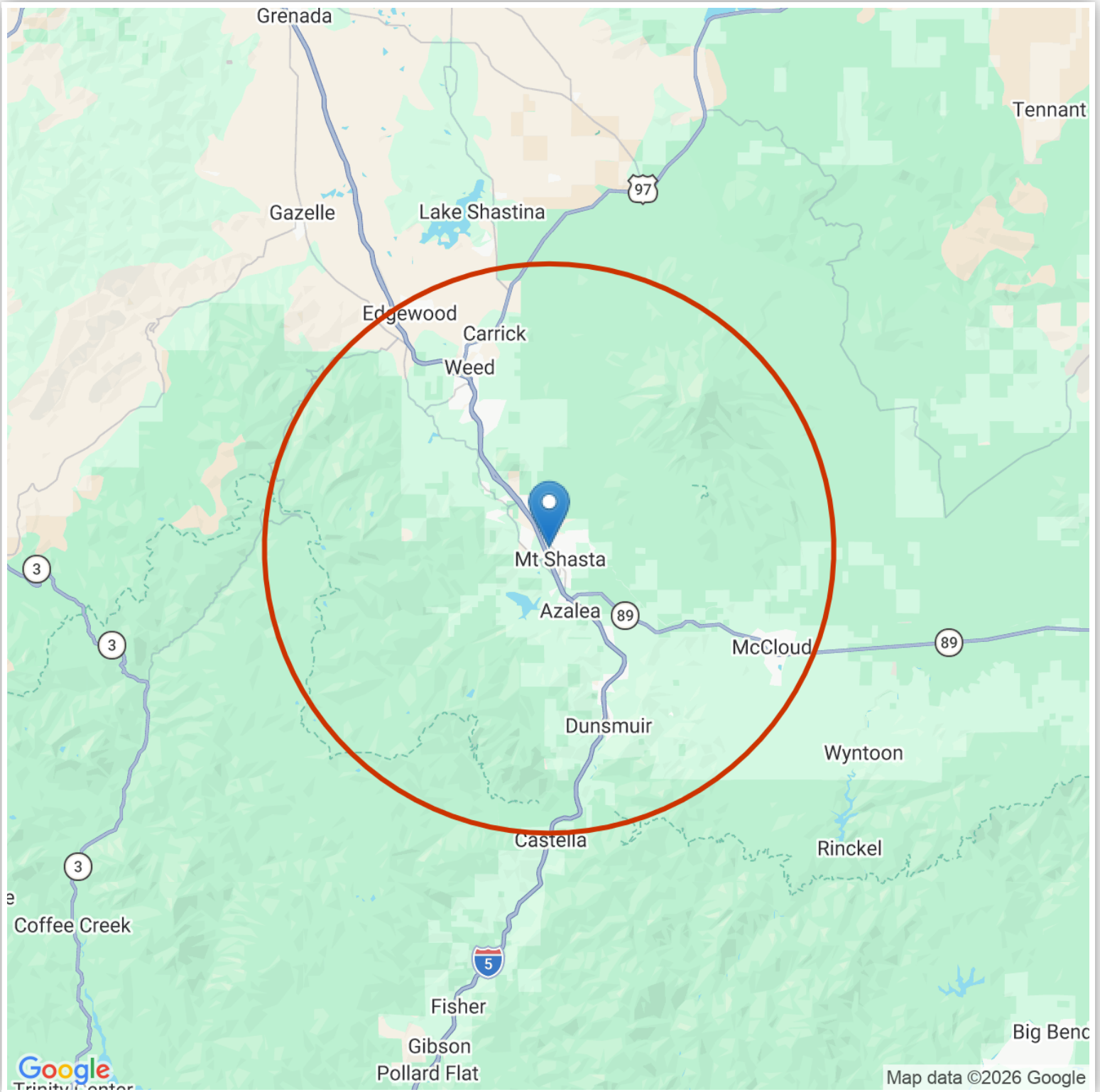
AERIAL ANNOTATION MAP



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LOCATION/STUDY AREA MAP (RING: 12 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 12 MILE RADIUS)

KEY FACTS

14,593
Population

51.5 Median Age

2.12
Average Household Size

6,818
Total Households

EDUCATION

2.79%
No High School Diploma

8.49%
High School Graduate

25.06%
Some College

20.91%
Bachelor's/ Grad

BUSINESS

905
Total Businesses

6,569
Total Employees

EMPLOYMENT

1,579
Retail Trade Employees

289
Manufacturing Employees

572
Eating & Drinking Employees

205
Finance/Ins/Real Estate Emp

5.8% Unemployment Rate

INCOME

\$56,632
Median Household Income

\$38,943
Per Capita Income

\$171,099
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.12%) ■
The smallest group : \$150,000 - \$199,999 (4.93%) ■

Indicator	Value(%)	
< \$15,000	11.5	■
\$15,000 - \$24,999	9.53	■
\$25,000 - \$34,999	8.59	■
\$35,000 - \$49,999	14.03	■
\$50,000 - \$74,999	18.12	■
\$75,000 - \$99,999	11.56	■
\$100,000 - \$149,999	15.37	■
\$150,000 - \$199,999	4.93	■
\$200,000+	6.34	■



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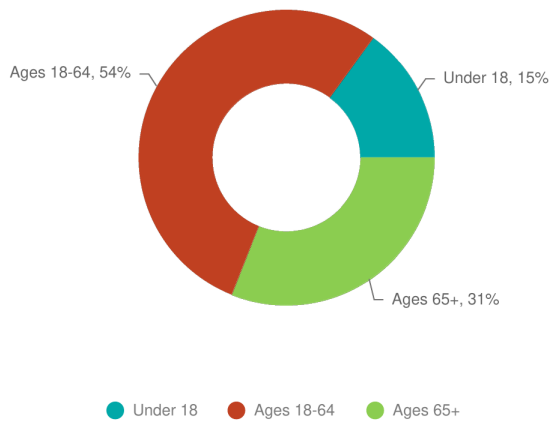


INFOGRAPHIC: POPULATION TRENDS (RING: 12 MILE RADIUS)

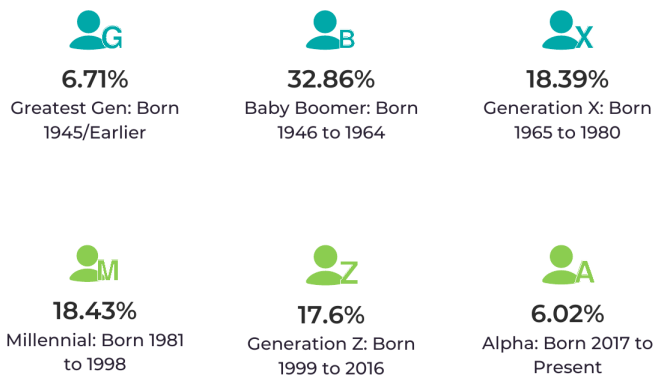
POPULATION TRENDS AND KEY INDICATORS 12 Miles Ring

14,593 Population	6,798 Households	51.5 Median Age
2.12 Avg Size Household	\$56,632 Median Household Income	\$373,218 Median Home Value
76 Wealth Index	62 Housing Affordability	49.7 Diversity Index

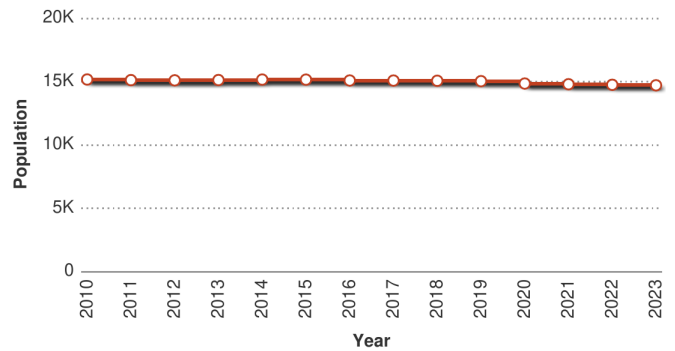
POPULATION BY AGE



POPULATION BY GENERATION



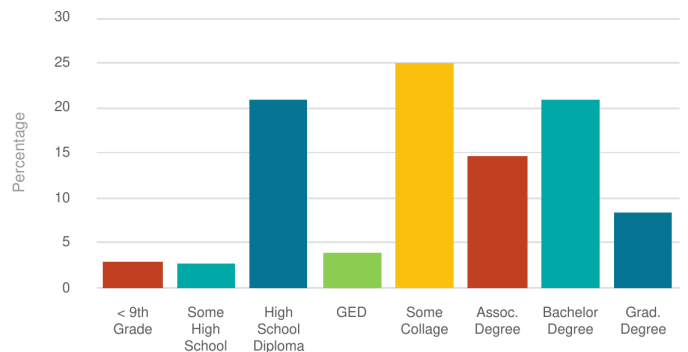
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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