

**4309 Shasta Dam Blvd.
Shasta Lake City, CA. 96019**

FOR SALE \$212,000



**LOCATED WITHIN CLOSE PROXIMITY
TO SHASTA LAKE CITY'S REVITALIZATION PROJECT**

Debbie Wall
debbiewall@ncp-cre.com
Northstate Commercial Partners
2070 Shasta Street Redding, CA. 96001

Cell 530.945.9985 Office 530.768.1650
DRE 01217413
DRE 02018111



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation in that regard. Buyer & it's advisors should conduct it's own investigation of the property and transaction.

4309 Shasta Dam Blvd. Shasta Lake City, CA. 96019

For Sale \$212,000 Property Description

- Parcel: 005-240-002 0.36 Acres (15,682sf with Curb, Gutter, Sidewalk)
- Building Size: +/-1800sf (Block Bldg., Office, Shop, Bathroom, Storage)
- Roll Up Doors: Three 10' x 10'
- Zone: Village Mixed Use (VMU)
- Easily Accessible: 3 Curb Cuts (2 on Shasta Dam Blvd. an 1 on Front Street)
- Fenced Yard: Level +/- 30' x 60'
- Parking Lot Cover: Metal +/-43.5' x 35.6'
- Pylon Sign: Electric, Lighted
- Utilities: City Electric and Sewer, Bella Vista Water, Propane Gas



Debbie Wall
debbiewall@ncp-cre.com
Northstate Commercial Partners
2070 Shasta Street Redding, CA. 96001

Cell 530.945.9985 Office 530.768.1650
DRE 01217413
DRE 02018111



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation in that regard. Buyer & it's advisors should conduct it's own investigation of the property and transaction.

4309 Shasta Dam Blvd. Shasta Lake City, CA. 96019

Revitalization

Cascade Village, the Shasta Lake downtown revitalization project is taking shape. The mixed use \$50 million development is transforming the downtown area along Shasta Dam Boulevard. The project includes 49 units of affordable housing and +/-8000sf of commercial space with accessibility enhancements making it an inviting, approachable area for community connection.

The creation of this mixed use presents a vibrant hub for modern living with walkable and bikeable access to restaurants, banks, shops, schools, government agencies, medical/clinic/pharmacies as well as daily conveniences. The Cascade Village was environmentally designed to facilitate economic activity along the Shasta Dam Boulevard corridor. Said activity will promote vitality, opportunity and recognition to the subject property; 4309 Shasta Dam Blvd.



Debbie Wall
debbiewall@ncp-cre.com
Northstate Commercial Partners
2070 Shasta Street Redding, CA. 96001

Cell 530.945.9985
DRE 01217413
Office 530.768.1650
DRE 02018111



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation in that regard. Buyer & it's advisors should conduct it's own investigation of the property and transaction.

4309 Shasta Dam Blvd. Shasta Lake City, CA. 96019

Adjacent Parcels Public Spaces

The City of Shasta Lake accomplished a new community center and a variety of recreational park facilities. The Veterans Memorial Park is adjacent to (east of) the subject property and is beautifully maintained by a local Garden Club. The creek side garden is public land set aside to preserve nature in honor of our Veterans. Pleasant surroundings and amenities within the park include benches, pathways, statuary, and scenic landscape.



Also adjacent to (west of) the subject property is a Public Parking Facility offering +/-20 adequate off street parking spaces with one electric vehicle (EV charging station). Open 24/7, this well suited public parking facility is easily accessible, convenient and available for communal use.

Properties on either side of the subject property are owned and have been enhanced by the City of Shasta Lake.

Debbie Wall Cell 530.945.9985 office 530.768.1650
debbiewall@ncp-cre.com
2070 Shasta Street Redding, CA. 96001
DRE 02018111

