



COMMERCIAL®

Duplex Available for Sale

HIGHLIGHTS

- Price: \$435,000
- SQFT: 1,600
- SQFT Lot: 5,227
- Occupancy: Vacant
- Property Type: Multi-Family
- Listing ID: SN26191164
- Parcel #: 003044017000
- County: Butte



272 E 4th Ave
Chico, CA 95926

www.selectcommercialgroup.com

CENTURY 21
COMMERCIAL®
Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



COMMERCIAL®

272 E 4th Ave



Duplex located in the Avenues! Don't miss this great location, close to Enloe Hospital, schools, restaurants, Chico State, and downtown. The duplex consists of a two-story, and the upper unit has a 1 bed, 1 bath, living room with wood floors, kitchen, and in-unit laundry. The lower unit has 2 beds, 1 bath, living room, kitchen, a front porch, and a side porch. Newer exterior and interior paint. The alley access makes it easy to park plenty of vehicles in the rear of the property. There is plenty of charm and character in this duplex, and ready to make it your own. Priced to sell!

www.selectcommercialgroup.com

CENTURY 21
COMMERCIAL®
Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



COMMERCIAL®

Interior Photos



www.selectcommercialgroup.com

CENTURY 21
COMMERCIAL®
Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



COMMERCIAL®

Interior Photos



www.selectcommercialgroup.com

CENTURY 21
COMMERCIAL®
Select Real Estate

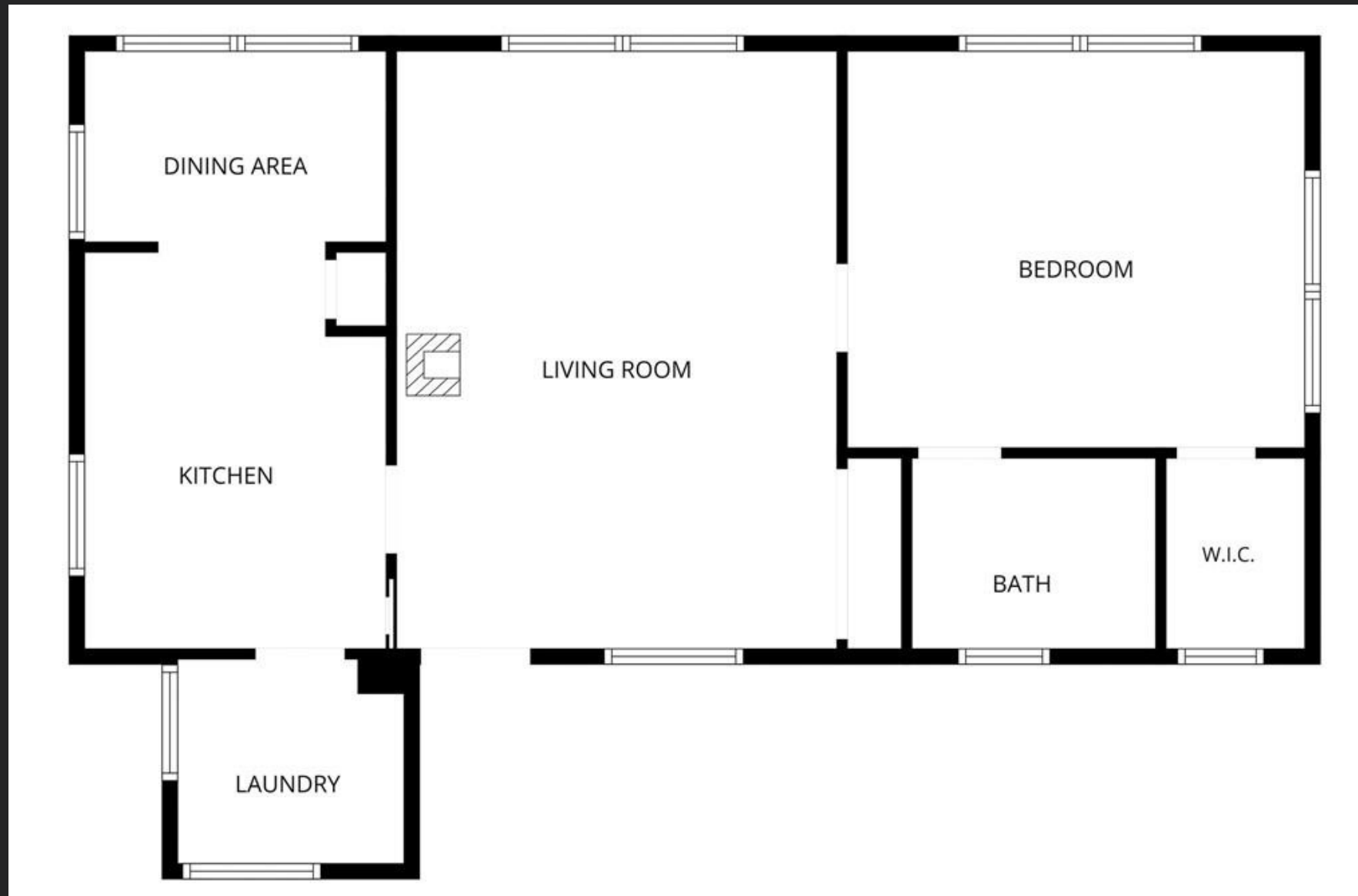
The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



COMMERCIAL®

Floor Plan Upstairs



www.selectcommercialgroup.com

CENTURY 21
COMMERCIAL®
Select Real Estate

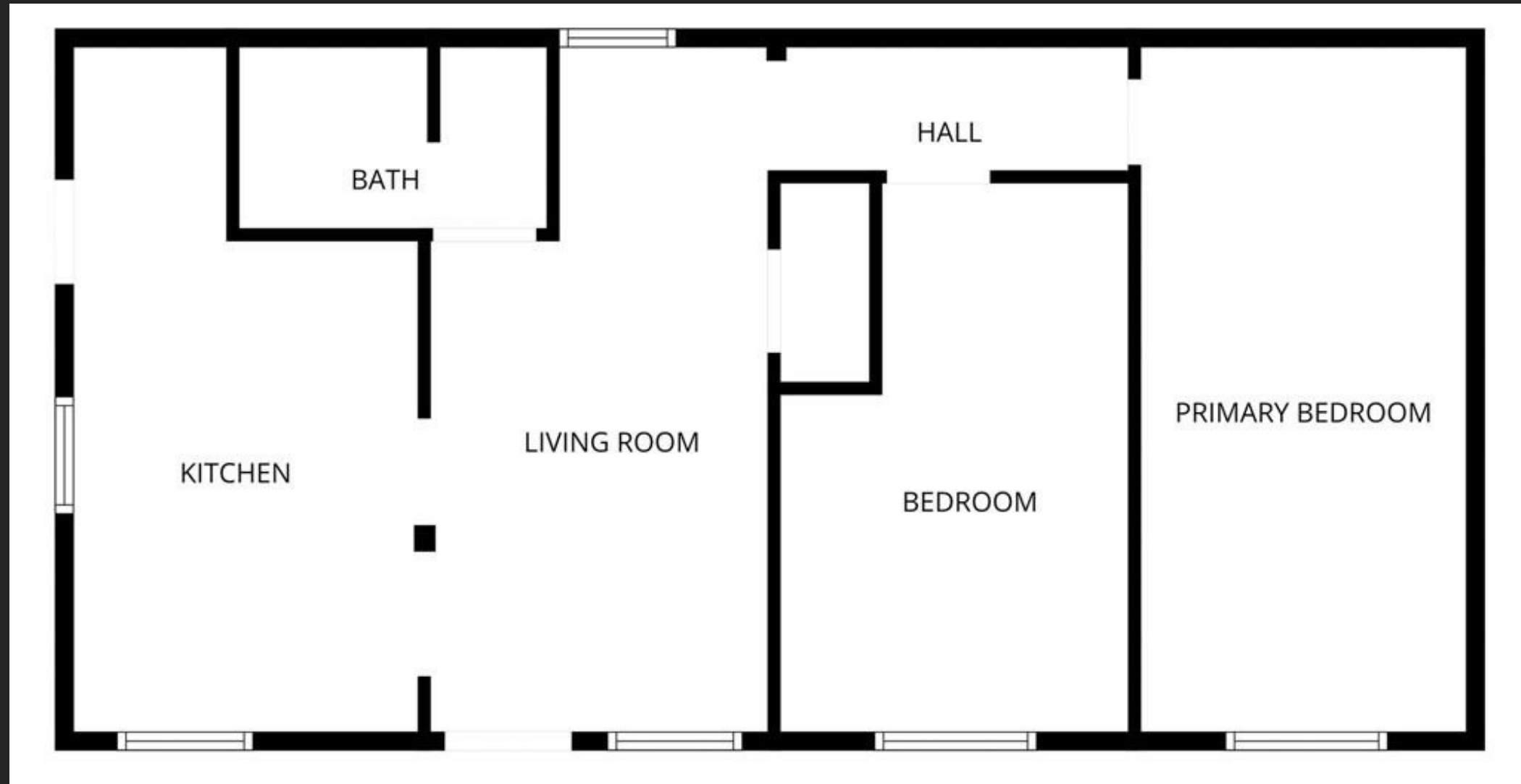
The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



COMMERCIAL®

Floor Plan Downstairs



www.selectcommercialgroup.com

CENTURY 21
COMMERCIAL®
Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



COMMERCIAL®

City Overview

City of Chico

Chico is home to a thriving local economy with a strong emphasis on community, making it an attractive place for businesses. The city boasts a diverse range of industries, including healthcare, education, and technology, with a steady flow of talent from California State University, providing a skilled workforce. For business owners, the city's central location within Northern California, business-friendly atmosphere, affordable housing, and vibrant cultural scene make it an attractive destination.

Chico is also known for its beautiful natural landscapes, including Bidwell Park—one of the largest municipal parks in the country—Chico offers ample opportunities for outdoor recreation, from hiking and biking to picnicking and swimming, creating an ideal work-life balance.



www.selectcommercialgroup.com

**CENTURY 21
COMMERCIAL®**

Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



COMMERCIAL[®]

For More Information
Contact Me:



Sandy Stoner

DRE # 01131795

530-514-5555

Sandy.Stoner@c21selectgroup.com

1101 El Monte Ave, Chico CA 95928

www.selectcommercialgroup.com

**CENTURY 21
COMMERCIAL[®]**

Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21[®] and CENTURY 21 Commercial[®] are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.