

# FOR SALE

## GENERAL COMMERCIAL LAND | 3.35 ACRES

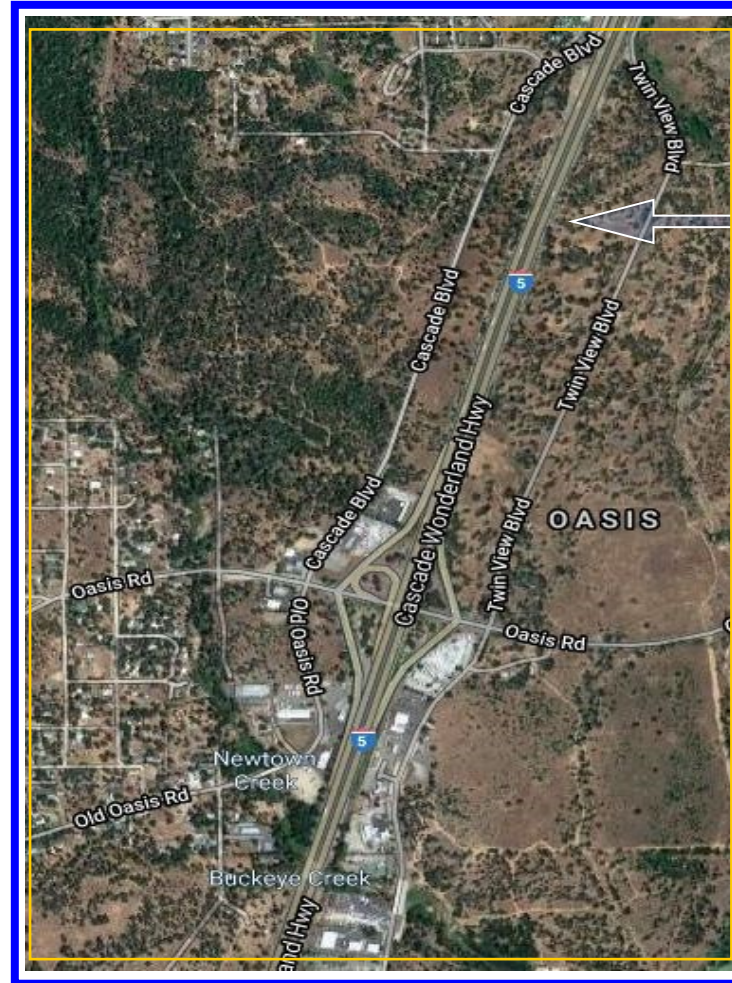
### 2820 Twin View Blvd. Redding, CA. 96003

#### PROPERTY HIGHLIGHTS\*

- + Adjacent to Interstate 5
- + Excellent Visibility
- + General Commercial Zoning
- + Level Parcel
- + In Path of Future Development

#### Development Potential\*

- + Gas Station
- + Convenience Store
- + Commercial Project
- + Storage Facility



3.35 Acres

Debbie Wall  
530-768-1650  
debbiewall@ncp-cre.com  
BRE #: 01217413



Northstate Commercial Partners  
2070 Shasta Street  
Redding, CA 96001  
www.ncpcr.com



# FOR SALE

## COMMERCIAL LAND | 3.35 ACRES

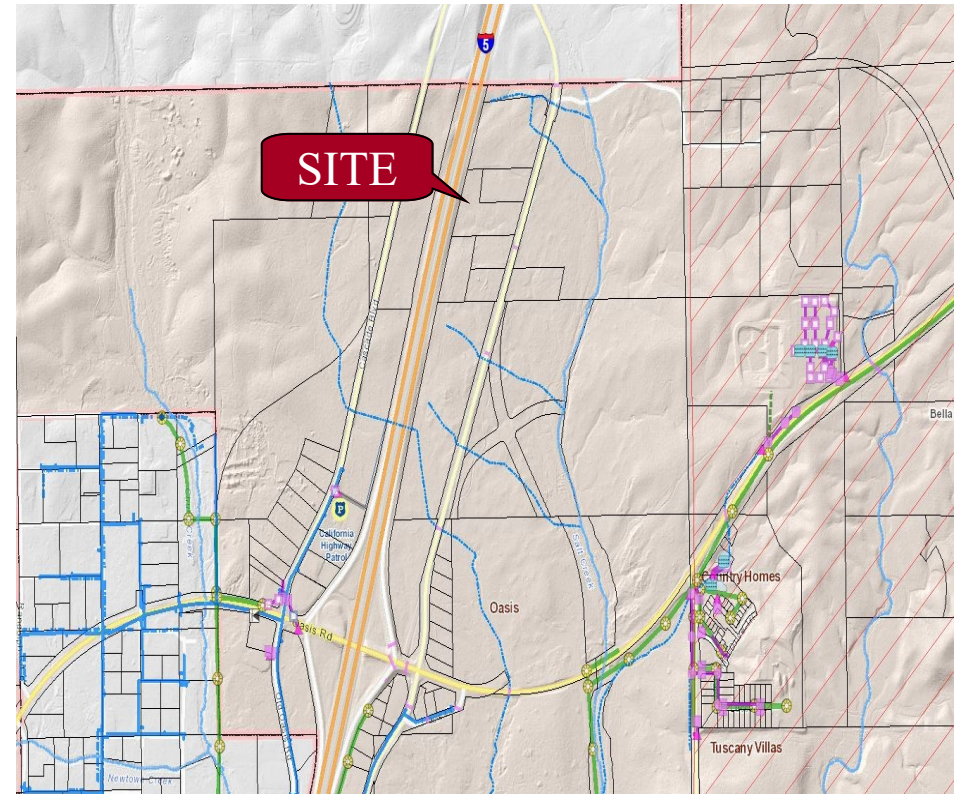
2820 Twin View Blvd.

Redding, California

### PROPERTY SPECIFICATIONS

#### Property Specifications

<b>Asking Price:</b>	\$210,000
<b>General Plan &amp; Zoning:</b>	General Commercial—Specific Plan
<b>Land Size:</b>	3.35 Acres
<b>Potential Uses:</b>	Retail, Service Commercial
<b>Assessors Parcel #:</b>	074-180-011
<b>Sewer:</b>	City of Redding
<b>Water:</b>	City of Redding
<b>Electric:</b>	City of Redding
<b>Gas:</b>	Pacific Gas & Electric
<b>Topography:</b>	Level
<b>Required Improvements:</b>	Curb, gutter & sidewalk
<b>Bonds &amp; Assessments:</b>	Unknown



#### Utility Map Key

Solid Blue	-Water
Green	-Waste Water
Dotted Blue	-Storm Drain
Purple	-Storm Water

Debbie Wall  
530-768-1650  
debbiewall@ncp-cre.com  
BRE #: 01217413

Northstate Commercial Partners  
2070 Shasta Street  
Redding, CA 96001  
www.ncpre.com





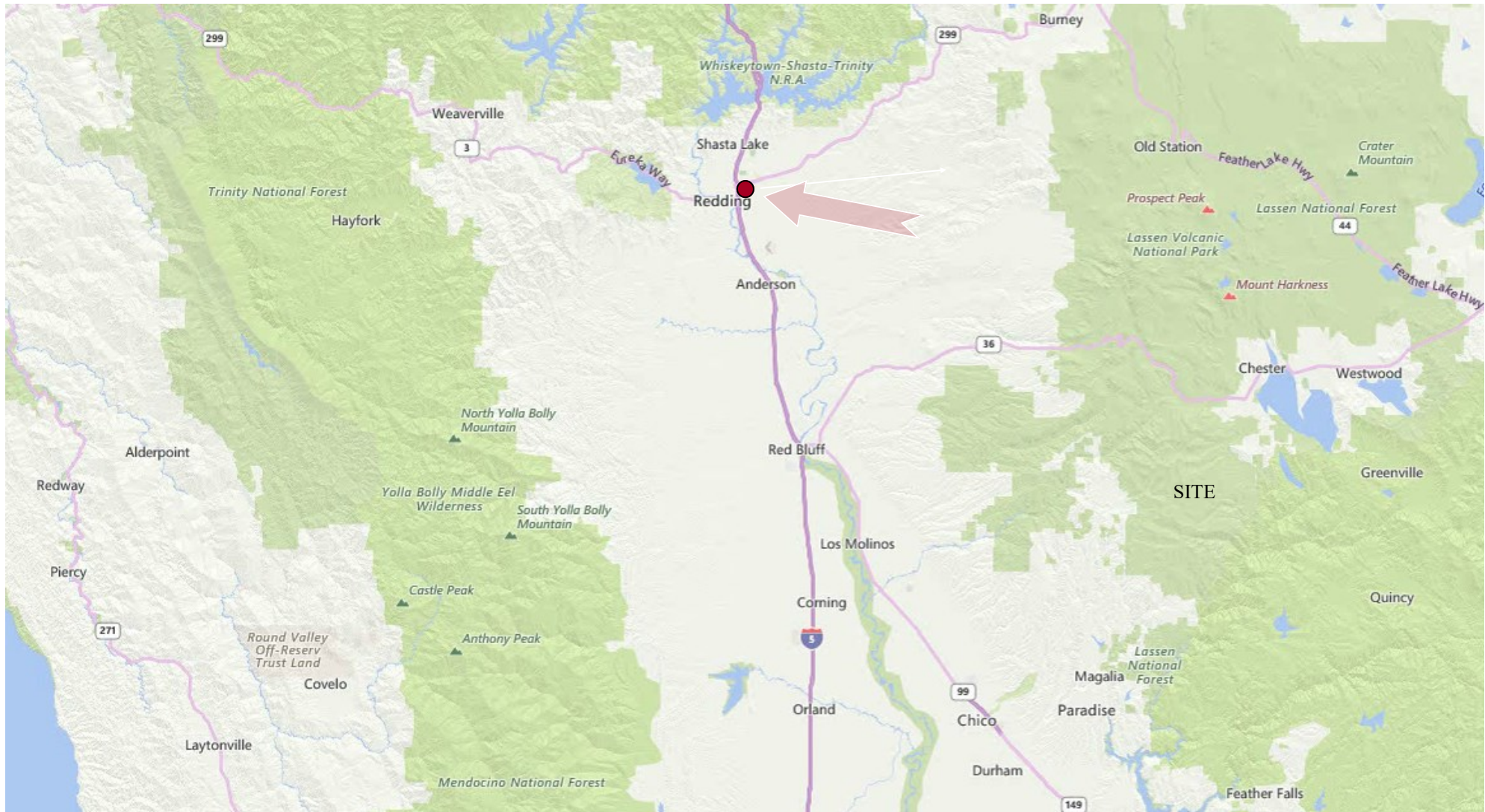
**FOR SALE**

**COMMERCIAL LAND | 3.35 ACRES**

**2820 Twin View Blvd.**

**Redding, California**

**LOCATION MAP**



Debbie Wall  
530-768-1650  
debbiewall@ncp-cre.com  
BRE #: 01217413

Northstate Commercial Partners  
2070 Shasta Street  
Redding, CA 96001  
www.ncpre.com



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.



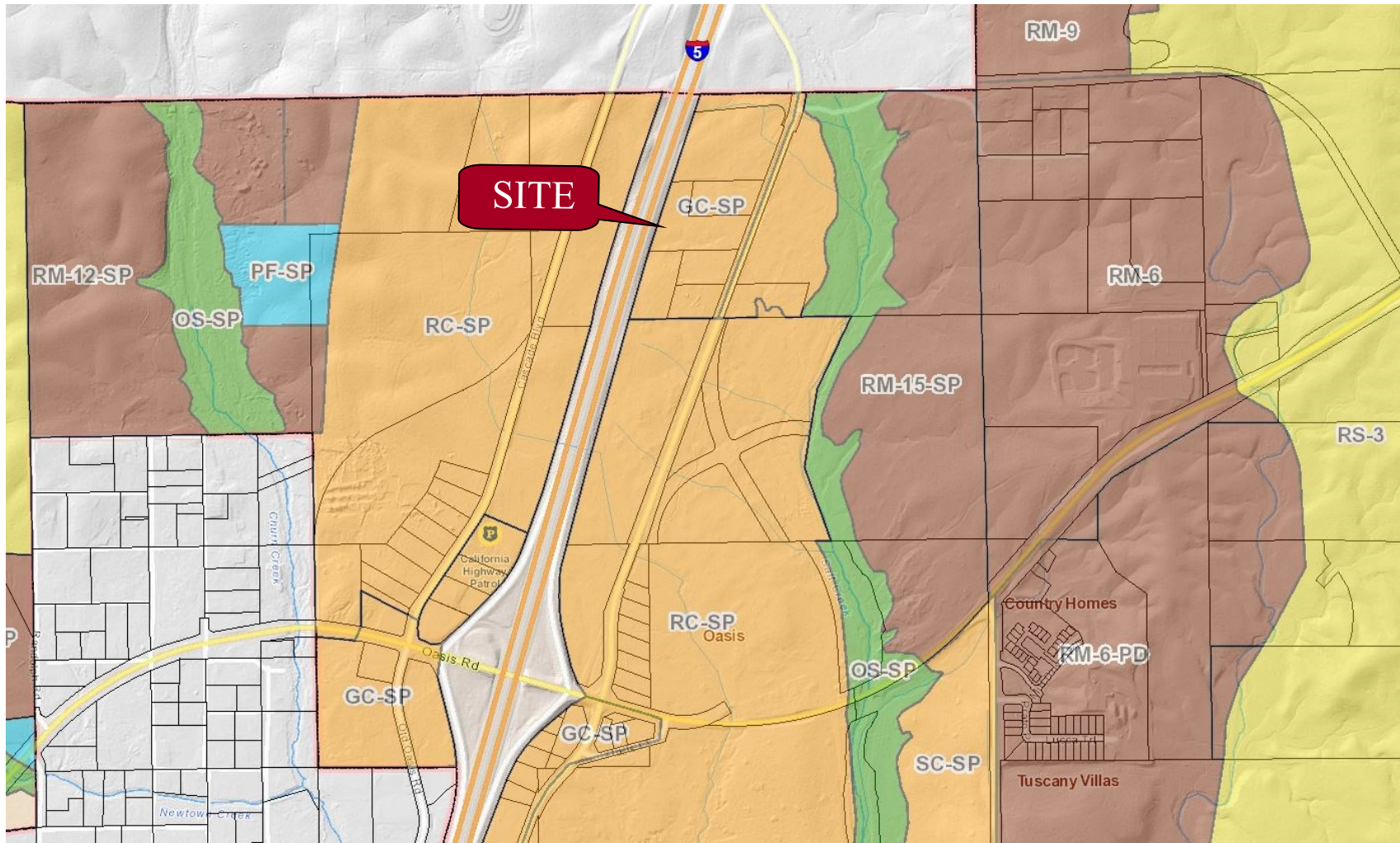
**FOR SALE**

**COMMERCIAL LAND | 3.35 ACRES**

2820 Twin View Blvd.

Redding, California

## Zoning: General Commercial-SP



Debbie Wall  
530-768-1650  
debbiewall@ncp-cre.com  
BRE #: 01217413

Northstate Commercial Partners  
2070 Shasta Street  
Redding, CA 96001  
www.ncpre.com



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.

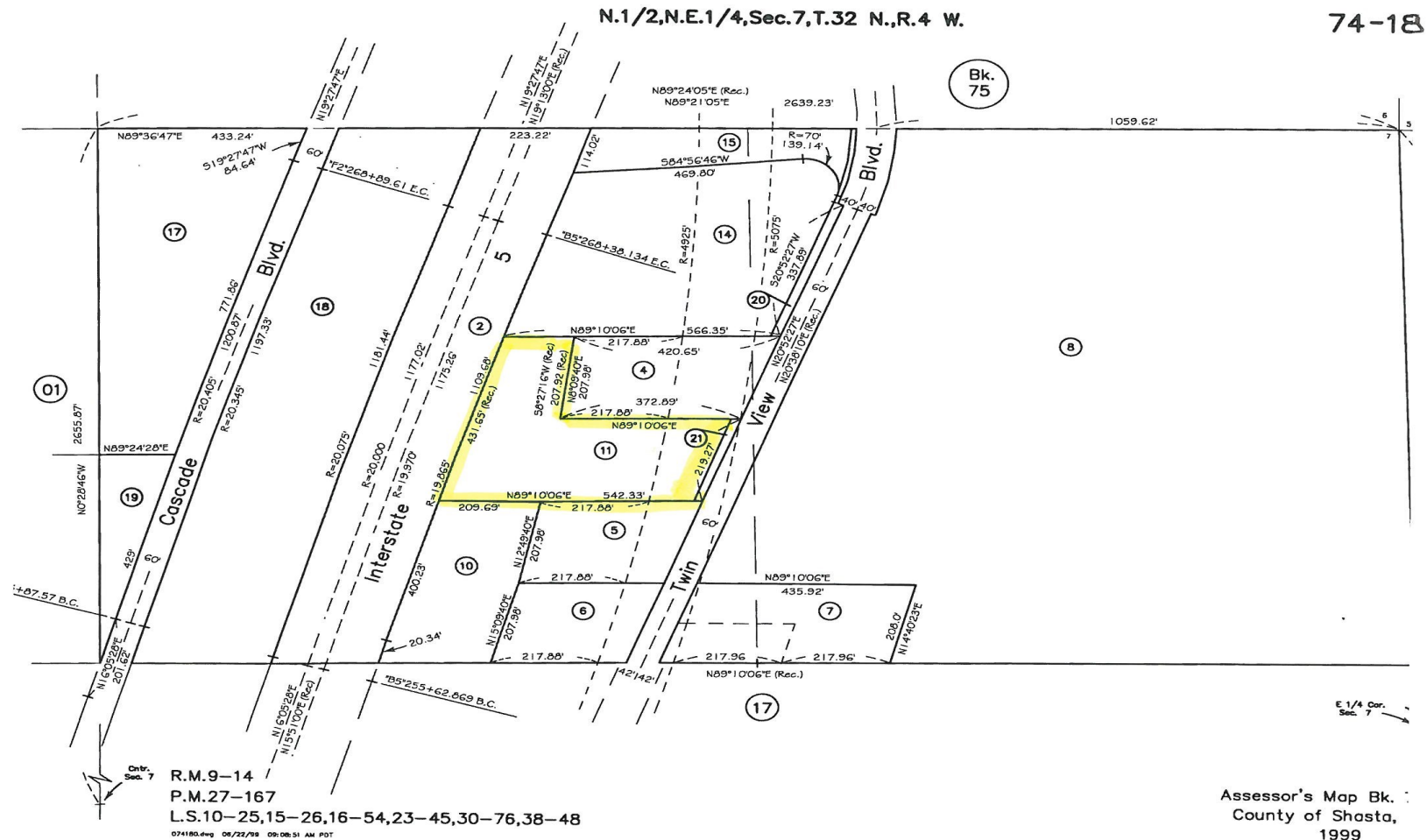
**FOR SALE**

**COMMERCIAL LAND | 3.35 ACRES**

2820 Twin View Blvd.

Redding, California

**PARCEL MAP 074-180-011**



Debbie Wall  
530-768-1650  
debbiewall@ncp-cre.com  
BRE #: 01217413

Northstate Commercial Partners  
2070 Shasta Street  
Redding, CA 96001  
www.ncpre.com



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.