



COMMERCIAL.

*Commercial Building
Available for Sale*

HIGHLIGHTS

- *Price: \$2,000,000.00*
- *Price pre SQFT: \$156.07*
- *SQFT: 12,815*
- *SQFT Lot: 52,708*
- *Acres: 1.210*
- *Property Type: Mixed Use*
- *Zoning: C2*
- *Cap Rate: 10+*
- *Listing ID: SN25207148*
- *Parcel #: 012160071000*
- *County: Butte*
- *Plenty of parking on site*



*2075 Baldwin Avenue
Oroville, CA 95965*

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2075 Baldwin Avenue



This property is a multi-tenant facility, including a children's daycare, a work training center building, and five apartments leased through work training center. The property was rebuilt and refurbished a year and a half ago. The building sits next to Hewitt Park. Has great parking and the city of Oroville has funding to refurbish the park. This building sits in a great location. The current lease runs through 2027 with options to renew. Call agent to set up a showing. Please do not disturb the tenants.

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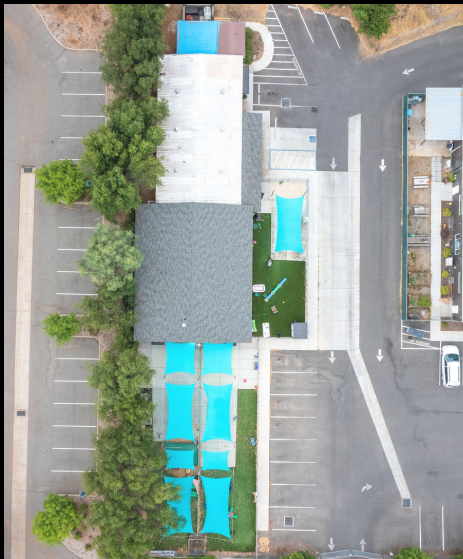
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Overview of Property Size



Total Square Footage of Property

Building Size: 12,815 SQFT.

WTC Office Space - 4,935

Park View - 4,130

Residential Unit 1 - 750

Residential Unit 2 - 750

Residential Unit 3 - 750

Residential Unit 4 - 750

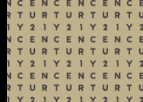
Residential Unit 5 - 750







Photos



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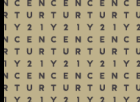
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Photos



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City Overview

City of Oroville

Oroville, Located in Butte County, Northern California, nestled in the picturesque foothills of the Sierra Nevada Mountains, is a vibrant city offering a blend of natural beauty, rich history, and modern amenities. Situated approximately 70 miles north of Sacramento, Oroville enjoys convenient access to major transportation arteries, including Highway 70 and Highway 99. Oroville's strategic location and diverse economic base contribute to its resilience and potential for growth. The city's economy is supported by sectors such as agriculture, manufacturing, tourism, and healthcare, providing a stable foundation for business investment and expansion. In conclusion, Oroville is a compelling destination, offering a welcoming community, diverse amenities, and promising opportunities for residents and investors alike.

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