



COMMERCIAL®

Business & Real Estate Available for Sale

HIGHLIGHTS

- Price: \$1,200,000
- SQFT: 3,576
- SQFT Lot: 14,375
- Price per SQFT: \$335.57
- Year Built: 2008
- Property Type: Retail
- Current Build Out: Laundromat
- Listing ID: SN25257418
- Parcel #: 054330025000
- County: Butte



**5837 Clark Road
Paradise, CA 95969**

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®

5837 Clark Road

REAL ESTATE AND BUSINESS OPPORTUNITY!!! Thriving laundromat and commercial building for sale in the heart of Paradise! This well-established, high-traffic business offers a fantastic investment opportunity with everything you need to step right in and continue operations. The laundromat features 38 high-efficiency washing machines, 38 dryers, two convenient electronic card-loading machines, a laundry supply dispenser, and a selection of games to keep customers entertained while they wait. Located next to two popular food establishments, the location provides excellent visibility and convenience—customers can enjoy a meal while their laundry is being done. The building itself is in excellent condition and includes an additional 800 ± square feet of space that can be rented out for added income potential. A spacious patio area offers a comfortable outdoor seating option, enhancing the customer experience. This is an all-inclusive purchase, combining a successful, fully equipped business with a well-maintained property in one of Paradise's most convenient and desirable commercial areas. Don't miss this rare opportunity to own a profitable, turn-key operation with built-in growth potential.



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.



Laundromat Operating Summary 2024

Business Only



Category	Amount
Gross Income	\$302,718.27
Expenses	\$201,023.71
- Expenses include current property taxes and insurance. Subject to change after the close of escrow.	
Net Operating Income	\$101,694.56

Summary

Asking Price	\$1,200,000
Asking per Sq. Ft.	\$335.57





COMMERCIAL®

City Overview

City of Paradise

Nestled in the scenic Sierra Nevada foothills, Paradise, California combines small-town charm, natural beauty, and strong economic potential. Located just 90 miles north of Sacramento and minutes from Chico, the town occupies a prime position for business growth and long-term development.

Following extensive rebuilding after the 2018 Camp Fire, Paradise has emerged as a model of resilience, supported by modernized infrastructure, streamlined permitting, and substantial state and federal investment. With affordable land, a growing population, and pro-business leadership, Paradise now offers exceptional opportunities for retail, office, and mixed-use development. Businesses benefit from strong local loyalty, limited regional competition, and a community eager to reinvest in its future.



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:



Kimberly Shaffer

DRE # 01415693

530-680-7685

Kimsellschico@gmail.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.