

21

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**

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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.



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Interior Photos



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Laundromat Operating Summary 2024

Business Only

Category

| 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 |
|--------------------|----------|



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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.

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For More Information
Contact Me:



Kimberly Shaffer

DRE # 01415693

530-680-7685

Kimsellschico@gmail.com

1101 El Monte Ave, Chico CA 95928

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