

2161 FERRY STREET | ANDERSON CA

±1,728 SF Stand-Alone Office Building For Sale



Offering an office building in the City of Anderson with an additional parcel to the east for expansion. This property features a ±1,728 SF stand alone office building with a concrete perimeter foundation, wood sub flooring, and wood frame support system. The gable-shaped roof is covered with composition shingles and replaced in 2022. Inside, it's designed for a single tenant with a waiting room, four exam rooms or offices, two restrooms, a break room, and an additional office (see floor plan). The entire building is serviced with central heat and air that are well maintained. Ideal for an owner-user or investor with tenant in mind.

- **Asking \$243,000**
- Zoned Mixed Use District.
- Interior designed for single tenant.
- Additional parcel to the east.



© Capital Rivers Commercial

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

RYAN HAEDRICH, CCIM

Vice President of Sales & Leasing
530.221.1127
ryan.h@capitalrivers.com
DRE #01747622

CAPITAL RIVERS COMMERCIAL

Haedrich Group

280 Hemsted Dr., Suite 104
Redding, CA 96002

2161 FERRY STREET | ANDERSON CA

±1,728 SF Stand-Alone Office Building For Sale



FLOOR PLAN



SITE AERIAL



© Capital Rivers Commercial

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

RYAN HAEDRICH, CCIM

Vice President of Sales & Leasing

530.221.1127

ryan.h@capitalrivers.com

DRE #01747622

CAPITAL RIVERS COMMERCIAL

Haedrich Group

280 Hemsted Dr., Suite 104

Redding, CA 96002