

# Office Building For Sale

500 W. East Avenue, Chico, CA

**\$1,845,000**

One of the most prominent office buildings in Chico, CA, 500 W. East Avenue, is now vacant and available for sale. This well-known stately building offers a sweeping two-story glass exterior with a recently remodeled interior. Located on one of the main thoroughfares in Chico, this building has great access to both Highways 99 and 32, and is situated in an area dominated by medical and professional office users including Enloe Medical Center which has plans for a 120,000 square foot expansion four parcels east.

The building contains approximately 4,150 square feet of two-story office space consisting of waiting and reception areas, multiple standard and executive offices, conference room, break room, open workspace, storage, copy room, and back office areas. Also included is the approximately 3,000 square foot attached conditioned warehouse space with roll-up door, dedicated AC units, gas heater, office space, storage rooms, mezzanine space and sinks. Additional facilities include a second floor patio off of the conference room, private garage with automatic garage door, and an 88-panel fully owned roof-mounted solar panel system. This building would be suitable for a user requiring a flex-space operation with ability to potentially expand the office area in the future. The building is well parked with 28 spaces and the property has been very well maintained.

## KEY HIGHLIGHTS

- Very prominent office building
- Flexible layout and design
- Fully owned solar panel system
- Close to main traffic arteries and Hwys 99 + 32
- Close to retail and restaurants

## CONTACT



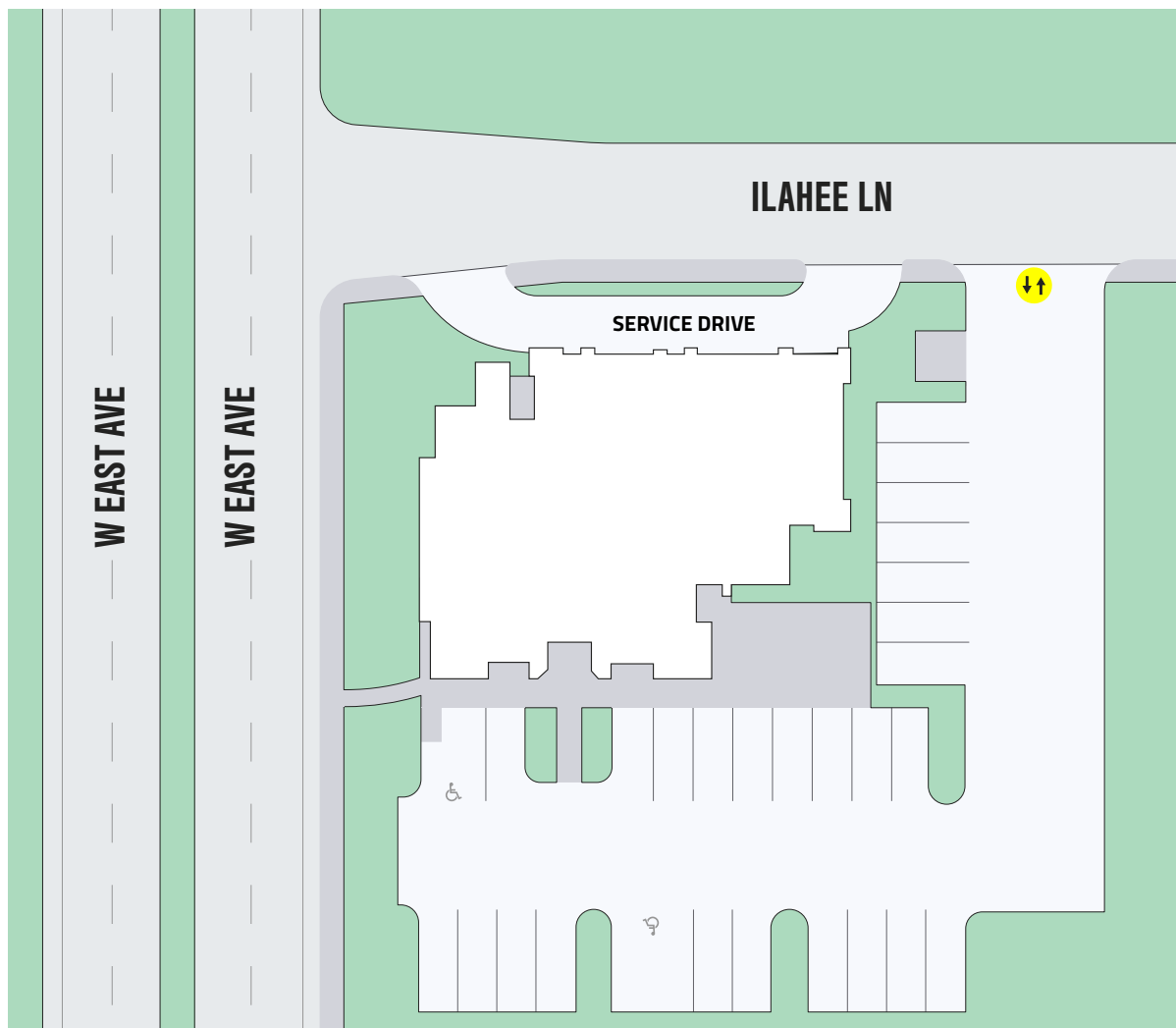
**Brandon Harris**

Broker

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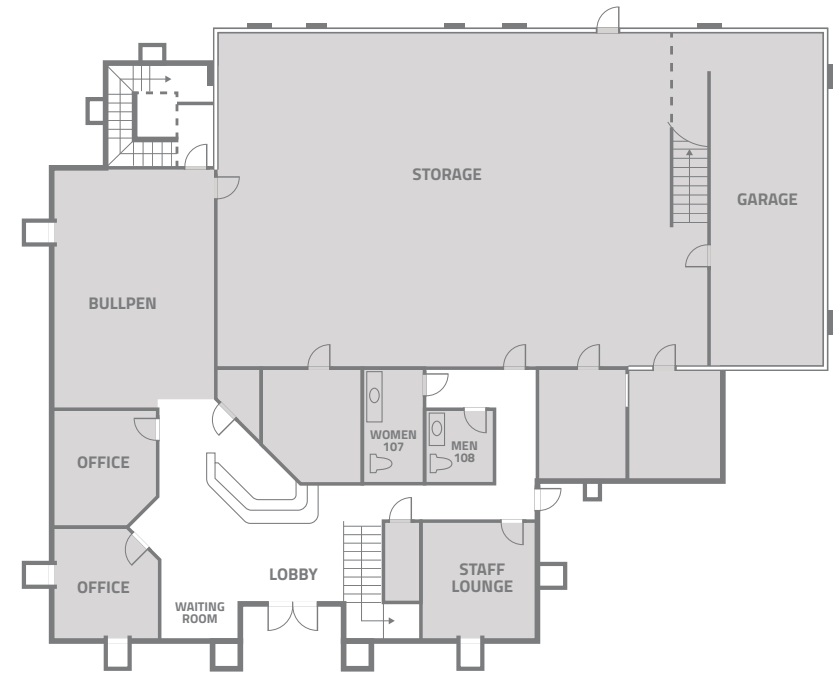
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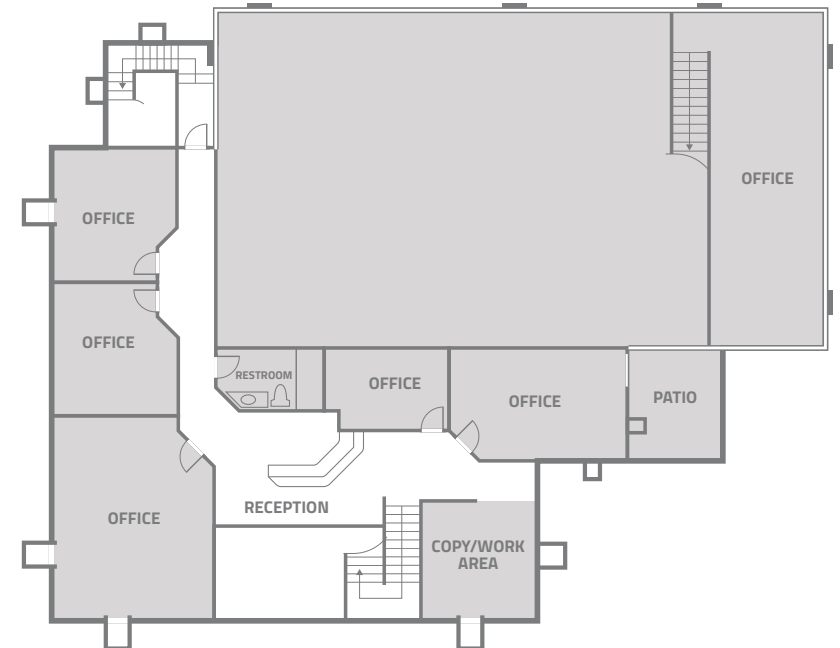
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## PROPERTY DETAILS

Building Size:	±7,726 (per assessor)
APN:	042-450-089
Year Built:	1989
Year Renovated:	2020
Parcel Size:	± 0.62 acres
Construction:	CMU Block, Wood
Exterior:	Glass, Stucco, CMU Block
Parking:	28 + enclosed garage area



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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MIDRANGE AERIAL



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# Office Building For Sale

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CLOSEUP AERIAL



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EXTERIOR PICTURES



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INTERIOR PICTURES



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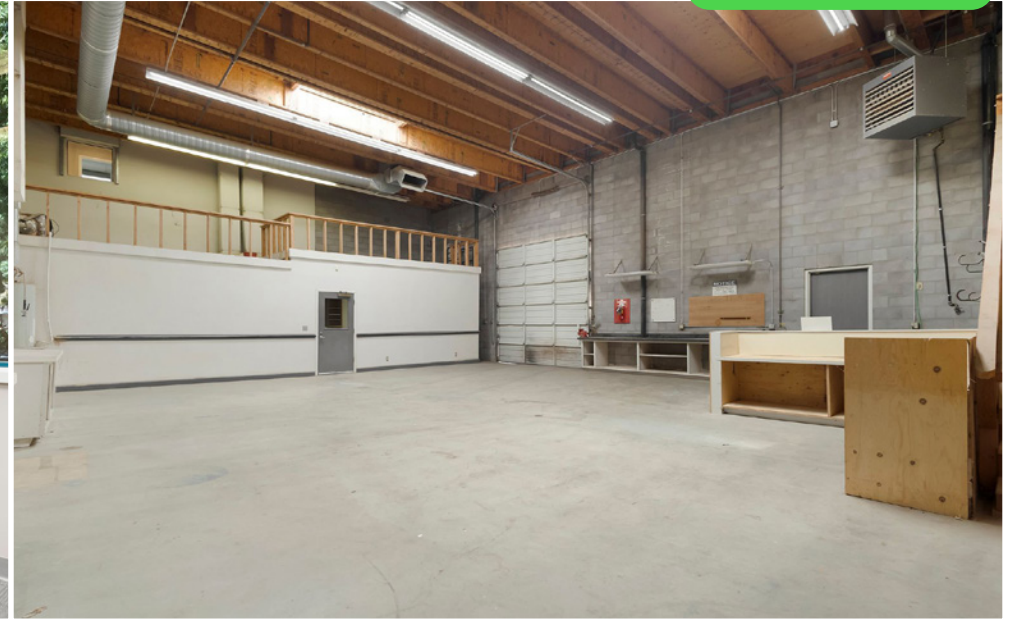
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