



For Sale

Veda Industrial Building

3148 Veda St Redding, CA 96001

Scott Pewitt

Commercial Broker
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Redding, CA 96001



Property Description

Explore this prime investment opportunity for sale or lease in the industrial sector with a 3,500 SF building, ideal for warehouse and distribution purposes. Built in 1977, this versatile property offers a proven track record and ample potential for growth and expansion. Zoned HC, this property is an approved zone for non-retail cannabis business, capitalizing on the thriving industry. Located in the vibrant Redding area, this strategic location ensures convenient access to major transportation routes and business amenities. Don't miss the chance to elevate your investment portfolio with this value-adding property in an area primed for industrial growth.

Property Highlights

- - 3,500 SF industrial building
- - Built in 1977
- - Zoned HC for non-retail cannabis business

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Offering Summary

Sale Price:	\$395,000
Lot Size:	6,335 SF
Building Size:	3,500 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	376	920	2,779
Total Population	956	2,233	6,715
Average HH Income	\$80,049	\$81,591	\$80,359



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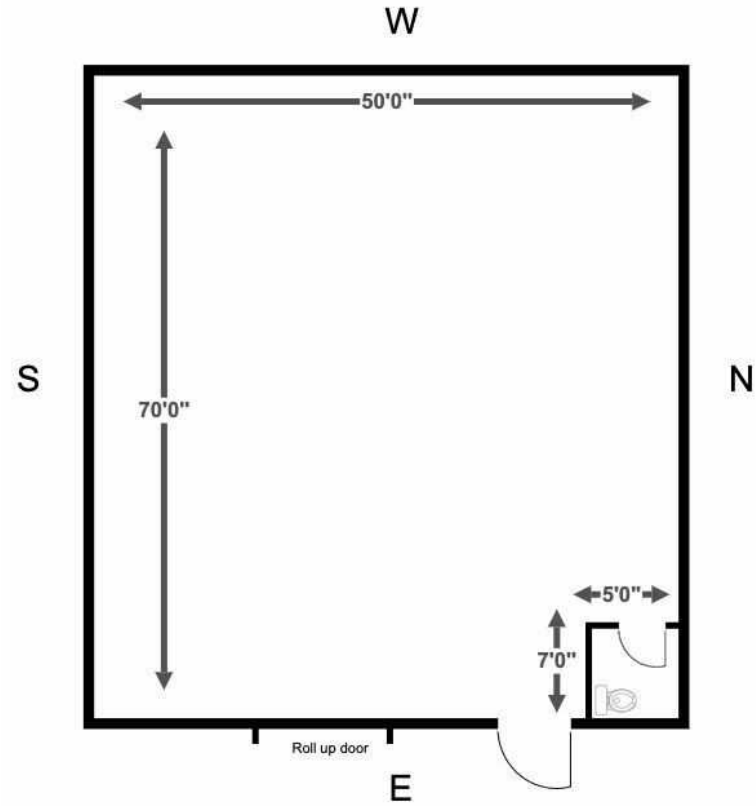


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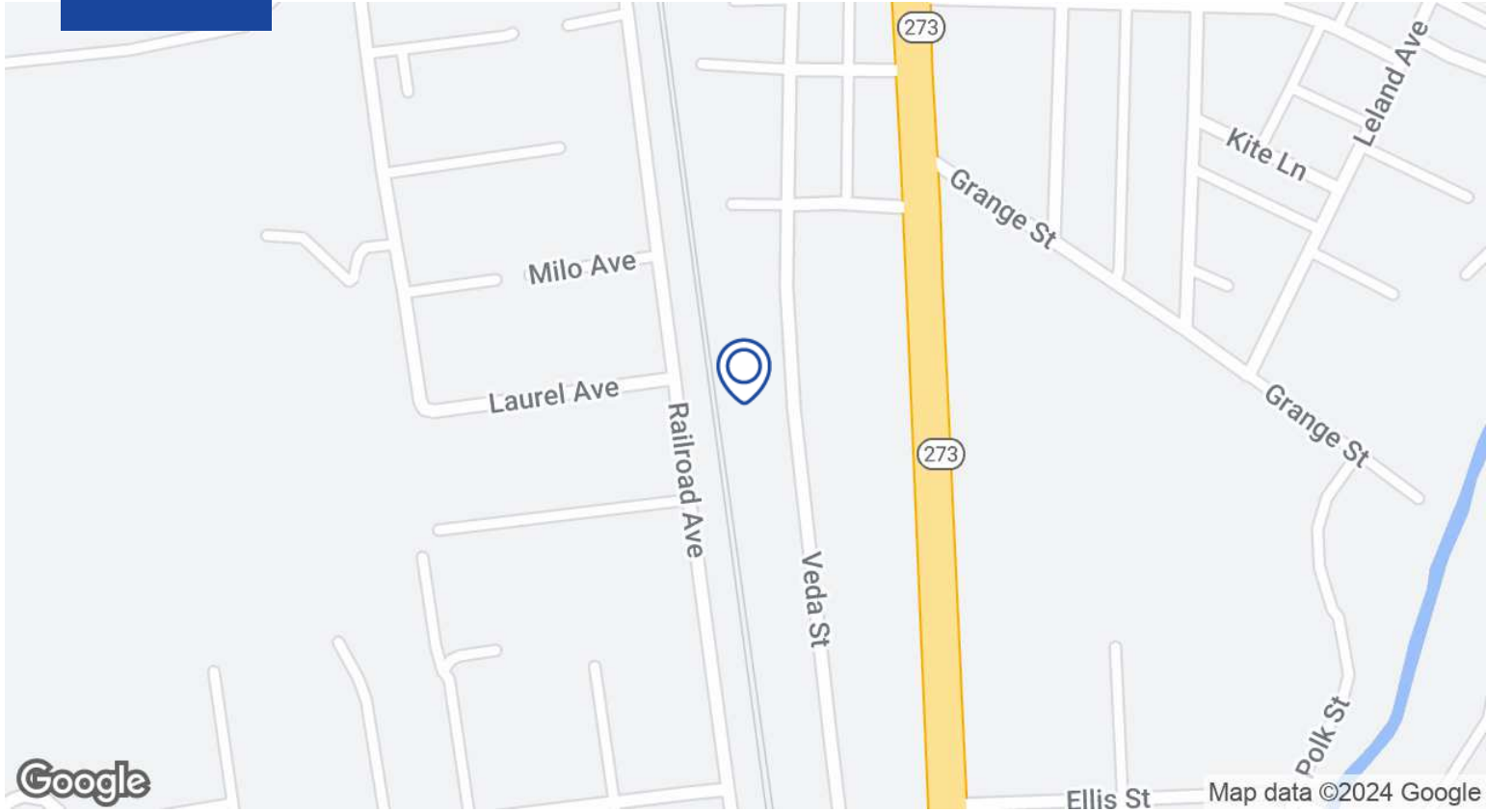


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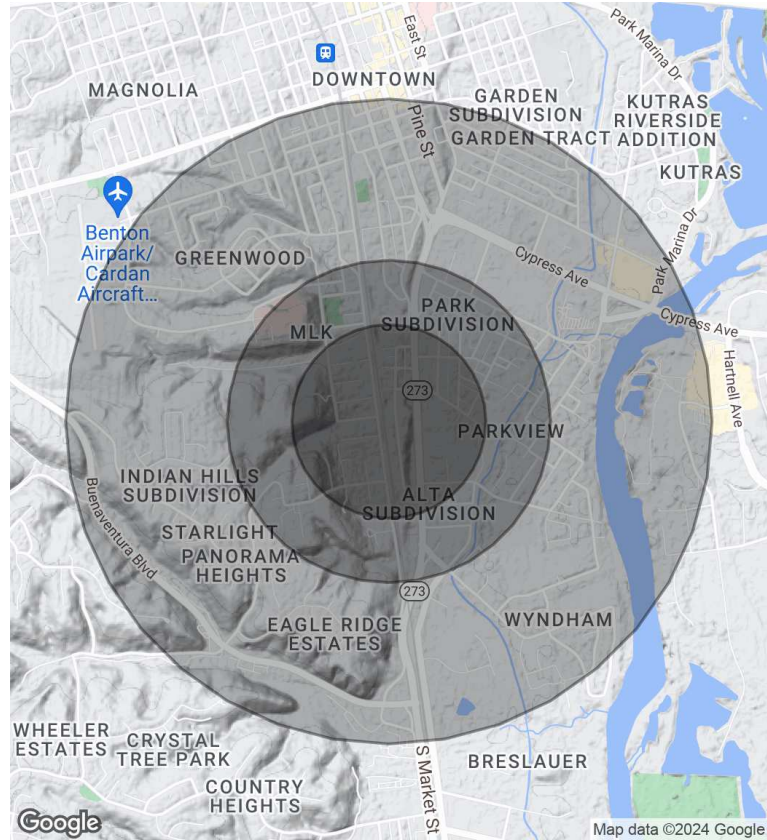
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	0.3 Miles	0.5 Miles	1 Mile
Total Population	956	2,233	6,715
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	376	920	2,779
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$80,049	\$81,591	\$80,359
Average House Value	\$472,237	\$485,032	\$460,446

Demographics data derived from AlphaMap



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