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Office Space Available for Sale

HIGHLIGHTS

- Sale Price: \$695,000
- SQFT: 4,000
- SQFT Lot: 10,454
- Price per SQFT: \$173.75
- Year Built: 2002
- Zoning: OC
- Property Type: Office Space
- Listing ID: SN26046975
- Parcel #: 002550004000
- County: Butte



**2107 Forest Ave
Chico, CA 95928**

www.selectcommercialgroup.com

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2107 Forest Ave



Positioned in one of South Chico's most desirable commercial corridors, this well-maintained office building offers exceptional flexibility for both investors and owner-users. The property features three professionally built-out units, designed with private offices, built-in reception areas, and sinks, making it ideal for most office users. The common area has been remodeled, and the exterior received fresh paint in 2021. The largest unit offers flexibility and could potentially be made available for an owner-user, while the remaining units provide strong income potential for investment.

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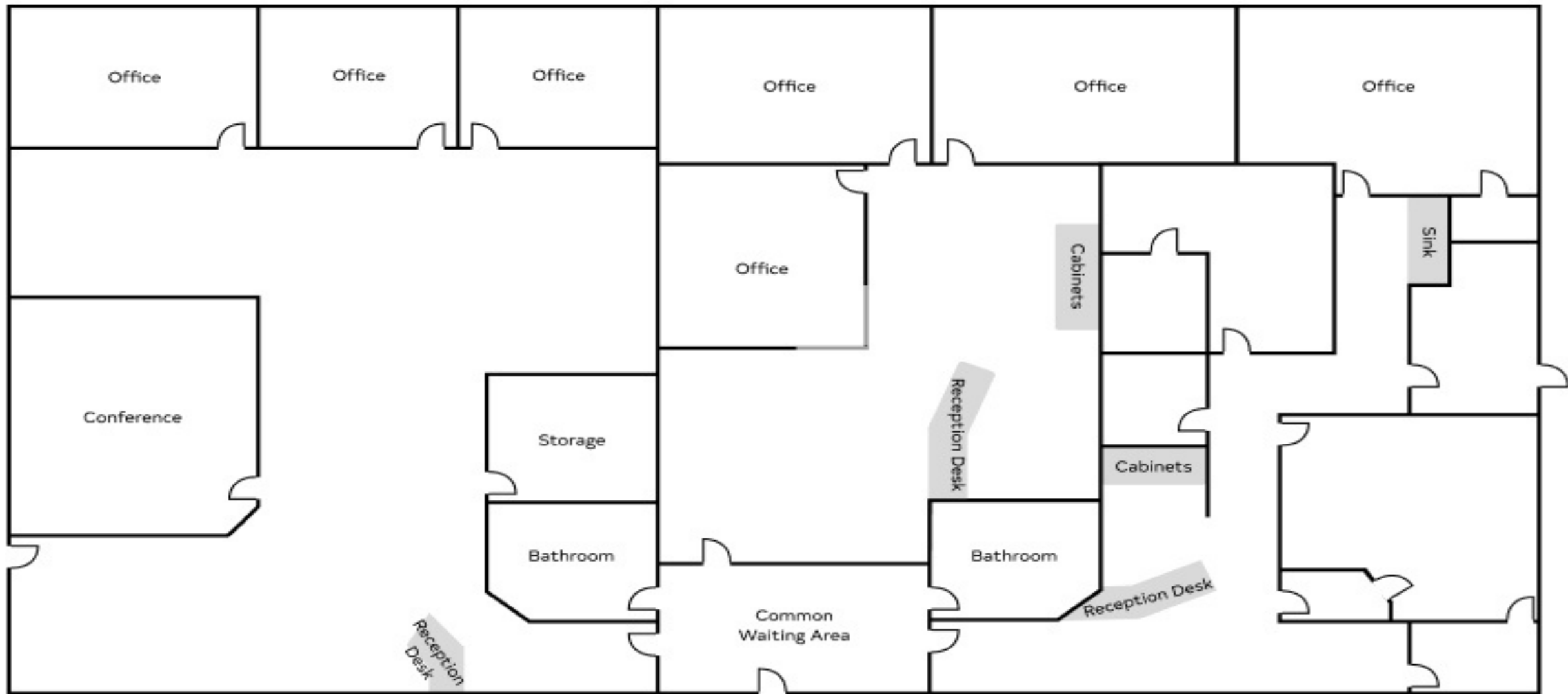
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Floor Plan



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City Overview

City of Chico

Chico is home to a thriving local economy with a strong emphasis on community, making it an attractive place for businesses. The city boasts a diverse range of industries, including healthcare, education, and technology, with a steady flow of talent from California State University, providing a skilled workforce. For business owners, the city's central location within Northern California, business-friendly atmosphere, affordable housing, and vibrant cultural scene make it an attractive destination.

Chico is also known for its beautiful natural landscapes, including Bidwell Park—one of the largest municipal parks in the country—Chico offers ample opportunities for outdoor recreation, from hiking and biking to picnicking and swimming, creating an ideal work-life balance.



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