

# Office Residential Complex Available for Sale

1026 Sheridan Avenue | Chico, CA. 95926



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## CENTURY 21 COMMERCIAL®

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# 1026 Sheridan Avenue

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## Property Profile

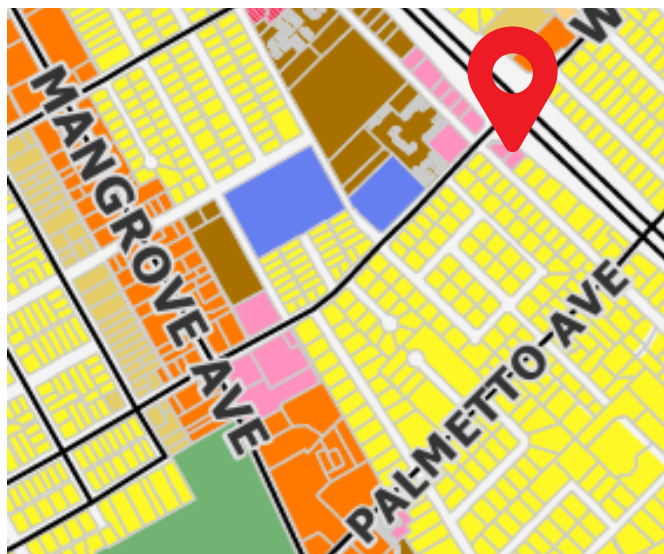
- Asking Price: \$475,000
- Building \$/PSF: \$227.33
- SQFT: 2,195
- SQFT Lot: 8,712
- Acres: 0.200
- Property Type: Commercial Sale
- Zoning: OR - Office Residential
- Utilities: Public
- Parcel #: 003-510-053-000
- Listing ID: SN24197515

This is a rare opportunity to own your own office in Chico! Located close to the HWY 99 Freeway for easy access, this office will accommodate many business types. This stand alone building includes its own parking lot with 11 private parking spaces. There is additional street parking available. Inside you will find a large reception that has two built in counters, six private offices, one large breakroom/work area, kitchenette area, two restrooms, and a conference room.

# 1026 Sheridan Avenue

## POTENTIAL USES

- Medical Office - Dental, Medical, Mental Health, Surgical and other
- Offices, Business and Professional - Attorneys, Accounting, Bookkeeping Services, Data Processing, Real Estate, Post Office, Photography and others
- Financial Services - Investment Companies, Mortgage Brokers, Financial Consulting Firms
- Personal Services - Beauty and Barber Shop, Tanning Salon, Therapeutic Massage Services
- Drug Store / Pharmacy - Accessory retail store with a licensed pharmacist, which may also sell over-the-counter medicines, personal care products, and other miscellaneous



### Commercial/Office Districts

- OR Office Residential
- OC Office Commercial
- CN Neighborhood Commercial
- CC Community Commercial
- DS Downtown South
- DN Downtown North
- CS Services Commercial
- CR Regional Commercial

## DEMOGRAPHICS (2023 EST.)

### POPULATION

Total	109,589
Butte County	220,400

### EMPLOYMENT BY INDUSTRY

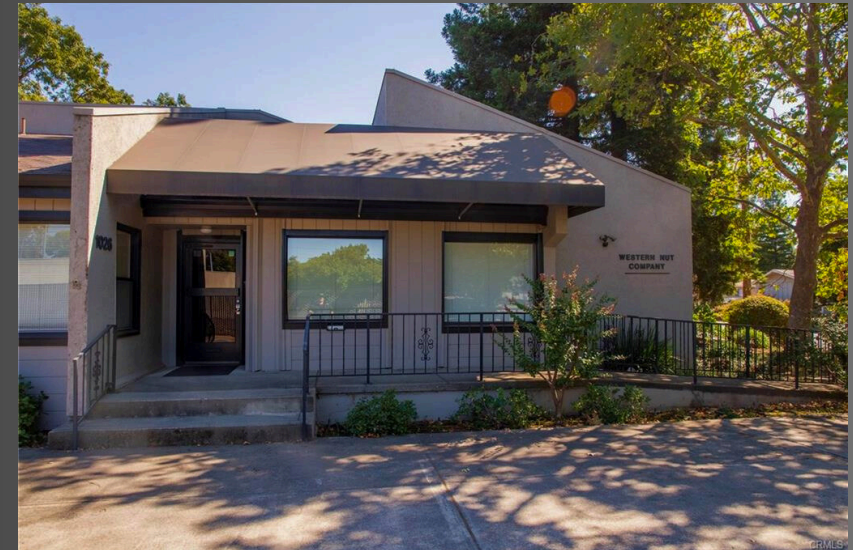
Healthcare & Social Services	8,475
Retail	4,744
Other Services	4,532
Accommodation & Food Services	3,250

### MAJOR EMPLOYERS

Enloe Medical Center	1,000-4,999 Employees
CA State University Chico	500-999 Employees
Knife River Construction	250-599 Employees

# Photos

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# Photos

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# Photos

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# Diligence Tools

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The Most Recognized and Respected Brand In Real Estate

## Digital Marketing

- Professional Drone and Photography services
- Custom Property Websites
- Development of Offering Memorandums, flyers, custom marketing, etc.
- Matterport Tours
- Social Media advertising
- Syndicated listing through partners

## Websites

- c21commercial.com
- c21global.com
- Map view / aerial view
- Filtered Results

## Physical Presence

- Local advertising and signs
- National network events
- Targeted mailing lists
- Outreach to Investors, Brokers and potential tenants