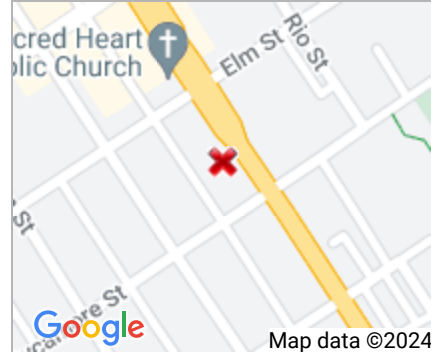


**LISTING DETAIL - COMMERCIAL BUSINESS OPPORTUNITY**



**MLS #** 20240107  
**Class** Commercial Business Oppor  
**Type** Commercial Building  
**Area** Central Red Bluff  
**County** Tehama  
**Address** 415 Main Street  
**Address 2** 417 Main Street  
**City** Red Bluff  
**State** CA  
**Zip** 96080  
**Status** Active  
**List Price \$** \$339,000



**GENERAL**

Left & right click map for more opti...

<p> <b># of Acres</b> 0.130  <b>Acreage Source</b> Assessor  <b># of Units</b> 2  <b>Lot Dimensions</b>  <b>Year Built</b> 1951  <b>APN #</b> 033-036-003  <b>Square Feet Total</b> 2,600  <b># of Employees</b> 4                 </p>	<p> <b>Business Name</b> NCCDI  <b>Business Hours</b> 8-5  <b>Alarm</b> YES  <b>Basement</b> NO  <b>Sidewalk</b> yes  <b>Electric</b>  <b>Phone</b>  <b>Street Frontage</b>  <b>RE Included</b>  <b>Fenced</b>  <b>Total Expenses</b> </p>	<table border="0"> <thead> <tr> <th></th> <th><u>Rent</u></th> <th><u>Tenant</u></th> <th><u>Sq Ft</u></th> </tr> </thead> <tbody> <tr> <td><b>Unit 1</b></td> <td></td> <td></td> <td>1,384</td> </tr> <tr> <td><b>Unit 2</b></td> <td></td> <td></td> <td>1,216</td> </tr> <tr> <td><b>Unit 3</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Unit 4</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Unit 5</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Unit 6</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Unit 7</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		<u>Rent</u>	<u>Tenant</u>	<u>Sq Ft</u>	<b>Unit 1</b>			1,384	<b>Unit 2</b>			1,216	<b>Unit 3</b>				<b>Unit 4</b>				<b>Unit 5</b>				<b>Unit 6</b>				<b>Unit 7</b>			
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**FEATURES**

<p> <b>COOLING</b> Central Air  <b>EXTERIOR</b> Brick, Wood  <b>UTILITIES</b> Electric, Natural Gas  <b>HEAT</b> Central  <b>ROOF</b> Composition                 </p>	<p> <b>SEWER</b> Sewer  <b>TERMS</b> Cash, Cash to New Loan, Owner Carry  <b>WATER</b> City                 </p>	<p> <b>ELECTRIC METER</b> Separate  <b>LOT DESCRIPTION</b> City                 </p>
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**REMARKS**

**Public Remarks** \*\* POSSIBLE SELLER FINANCING\*\* \*\*\$3,000 CREDIT\*\* Great opportunity for a Main Street Professional Building. Front building is approximately 1,384 s.f. with big picture window facing Main Street. Large front room with built-in book shelves, kitchen, 2 private offices, 2 restrooms (one ADA). Second building in back consists of two large open spaces divided by a door - perfect for conference room or law library, etc. Handicap parking in back between the building with ramp. Great traffic count. Tenant would like to stay and has a lease to end of year.

**Directions**



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