

COMMERCIAL BUILDING FOR SALE

\$329,000



HWY 299 FRONTAGE

37091 Hwy 299E, Burney, CA



Ken Miller

O: 530-768-1650

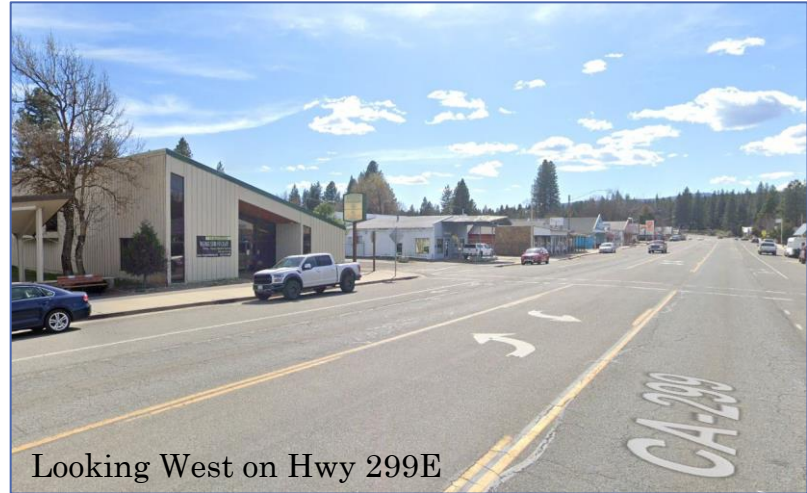
kenmiller@ncp-cre.com

DRE #: 00818540

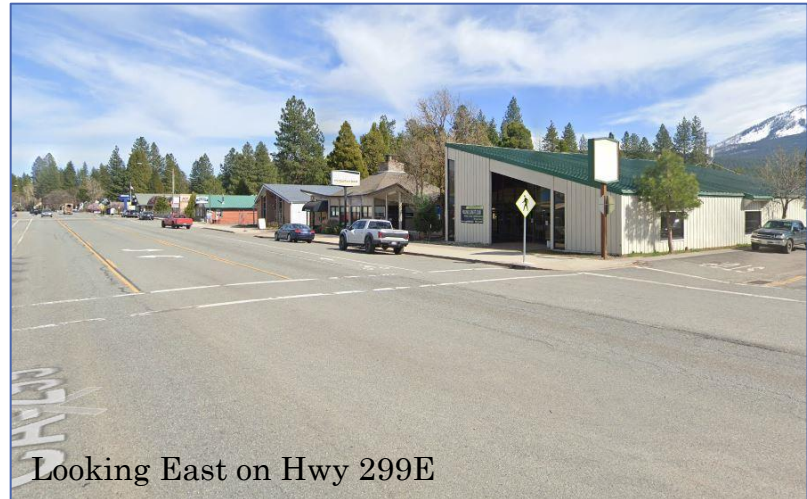
Property Specifications

Sharp looking commercial/retail building for sale in Burney. This former pharmacy is located on Hwy 299, Burney's primary commercial arterial. Strong traffic patterns in the area all lead to the Hwy 299 corridor, meaning that your business will be seen by all who live and work in the region and all who travel through town to other parts of the state. The main floor is mostly open. There is also a second floor that has a breakroom with a sink and cabinets. This space also has a separate entry that may be converted into a small apartment or a live-work combo (Buyer to verify with Shasta County). The property is currently occupied on a temporary basis. Call broker to arrange a tour.

- Sale Price: \$329,000, Only \$50/SF
- ±6,557 SF Building / ±0.28 Acres
- APN: 028-180-043
- State Highway 299 Frontage
- Excellent corner location
- Primary commercial corridor – Eastern Shasta County



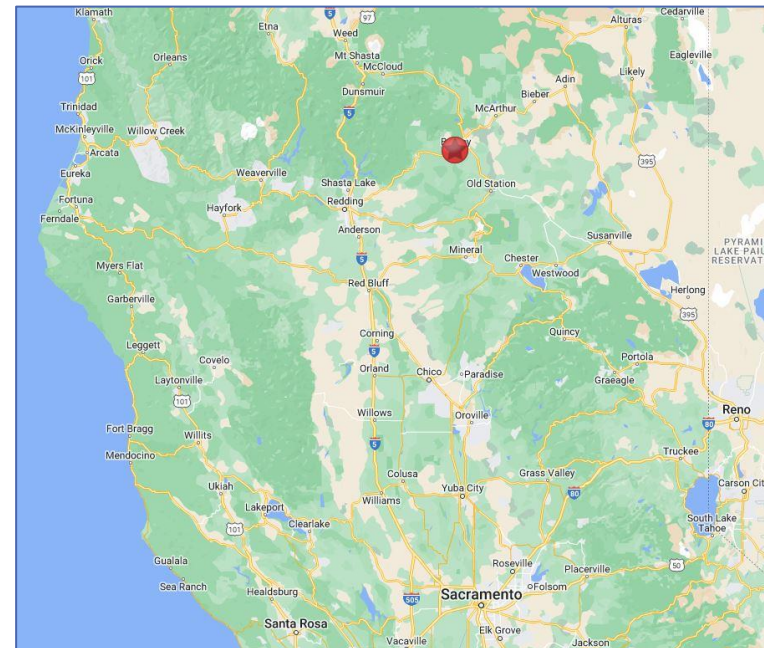
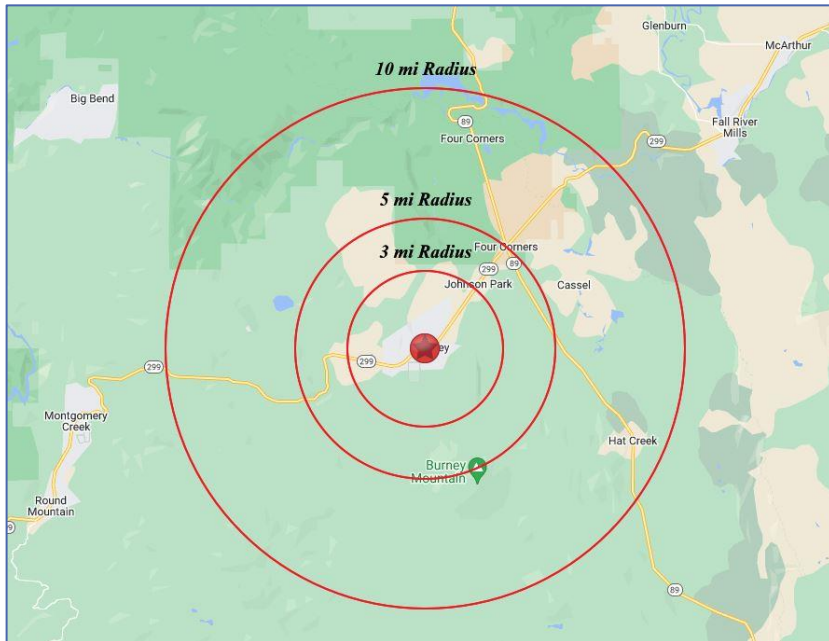
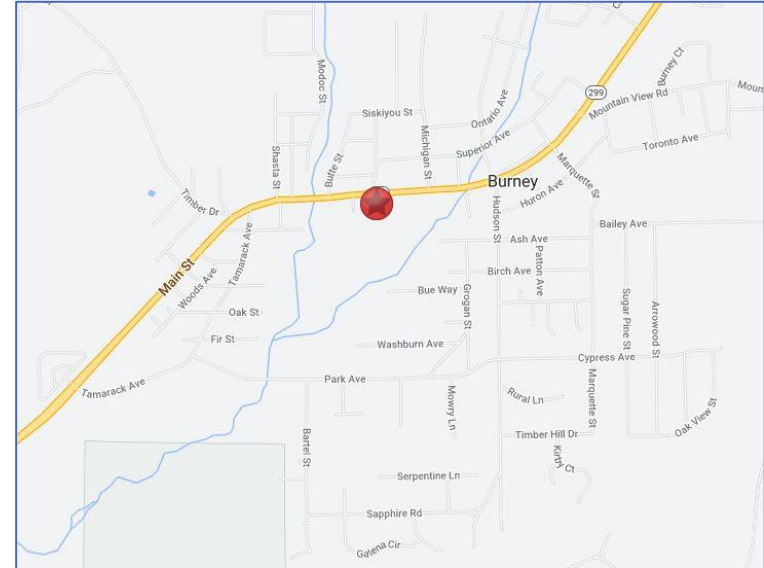
Looking West on Hwy 299E



Looking East on Hwy 299E

Demographics

	3 mile	5 mile	10 mile
Population:	3,234	3,877	4,613
Household Income:	\$71,450	\$68,210	\$66,855
Workforce:	1,077	1,176	1,313
Traffic Counts:			
Hwy 299E:	7,352		



Burney Neighborhood Aerial



THE MAP IS NOT THE TERRITORY

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Meet the Team:



**KEN
MILLER**



**DONNA
POTTORFF**



**DEBBIE
WALL**