



22070 Palo Way, Palo Cedro, CA 96073

MLS #24-4410

### Address Information

Cross Street	Deschutes Road	County	Shasta
Latitude	40.555514	Longitude	-122.235602

### Owner Information

Owner	On File
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### Property Description

Property Type	Comm/Industrial	Listing Type	Exclusive Right to Sell
Realtor.COM Type	Commercial	Area	28 - Palo Cedro
List Price	549,000	Parcel Number	059-110-042
Sq Ft - Building	5,460	Sq Ft - Lot	17,424
Lot Dim or Acres	0.4 Acre	GP Zone	To Follow
Zoning	RED - C-2 - Central Commercial District	Year Built	1992
Year Built Desc	30+		

### Remarks

Public Remarks	Commercial flex property with existing set up for retail/office/warehouse/service commercial Uses on 0.4 acre fenced lot. C2 Zone allows multiple operations. Property features 2 buildings totaling +/-5460sf. Building #1 is +/-2950sf single story with central H/A featuring an open span retail/office/multipurpose work space, with one bathroom (existing plumbing can accommodate another bathroom and/or shop sinks), the designated office area is comprised with customer counter, one private office , kitchenette, bathroom and lobby area, all with fresh paint and newer flooring. Building #2 features +/-2500 two story fully serviced with central H/A, the warehouse area is +/-1450sf with one grade level 8'x8' roll up door, single phase power & one bathroom with a shower. The +/-1050sf upstairs area is updated with newer paint, flooring and plumbing fixtures - the lay out features two private offices, one large multifunctional area and two bathrooms (one with shower). Buildings are equipped with six electric meters which provide favorable circumstances for easy/affordable/efficient divisibility into multiple units, this unique property provides plenty of options, possibilities and potential ! BONUS: The Seller will lease the +/-3 Acre Fenced Yard (directly across the street) or subdivide the 3 Acre Lot to accommodate	Private Remarks	Call LO for Showing Seller to remove personal items/product inventory Propane Tank is Leased
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### Details

<b>Business Type:</b>	Office; Retail; Warehouse
<b>Present Use:</b>	Mixed; Office; Retail; Service; Warehouse; Wholesale
<b>Parking:</b>	Commercial Vehicle; Off Street; Private; Yard
<b>Exterior:</b>	Wood
<b>Roof:</b>	Composition
<b>Floors:</b>	Concrete; Wall to Wall Carpet
<b>Owner Expenses:</b>	Electric; Gas; Insurance; Repair/Maintenance; Sewer; Taxes
<b>Miscellaneous:</b>	Signage; Truck Door; Hght Clearance Insid: 8'; Truck Door Size: 8'x8'
<b>Utilities:</b>	110V; Propane; Public Water; Separate Meter; Sewer
<b>Heat/Cool:</b>	Central Air
<b>Available Terms:</b>	All Cash to Seller
<b>How to Show:</b>	By Appointment; Key W/Listing Office; Sign
<b>Photo:</b>	On File
<b>Possession:</b>	Close of Escrow

User's criteria. Palo Way is perfectly positioned in the center of Palo Cedro, less than 1 mile from Hwy 44 and within close proximity to local restaurants, banks, gas stations, hardware/grocery store, schools etc. Seller will consider financing the subject property to qualified Buyer and/or Seller will entertain a straight lease. This is a great opportunity to take advantage of; Invest and conduct business within the resilient community of Palo Cedro !

Directions In Palo Cedro; Go South on Deschutes (South of Hwy 44) , turn east on Palo Way ... property is on the left side of Palo Way (see FOR SALE sign).

### Contract Information

Listing Contract Date	10/14/2024	Status	Active
Days On Market	465	Status Change Date	10/14/2024
Original List Price	680,000	List Date	10/14/2024

### Agent/Office Information

Listing Member	Debbie L Wall DRE: 1217413 Mobile: 530-945-9985 <a href="http://www.ncpcre.com">http://www.ncpcre.com</a>	Listing Office	Northstate Commercial Partners 202503899 Office: +1 530-768-1650 Fax: +1 530-768-1471 DRE: 02018111 <a href="http://www.ncpcre.com">http://www.ncpcre.com</a>
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