



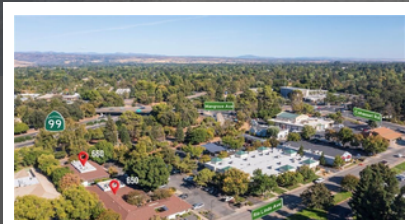
CENTURY 21
Select Real Estate

6 6 0 R I O L I N D O A V E N U E

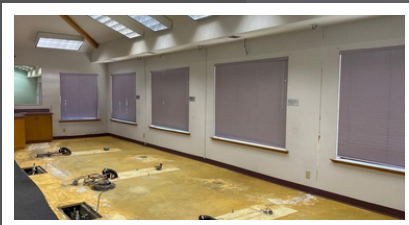
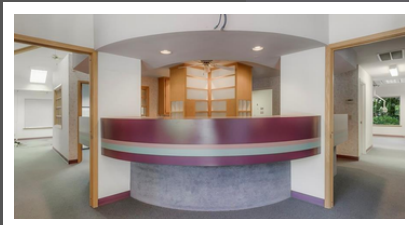
COMMERCIAL
PROPERTY
AVAILABLE

FOR SALE
OR LEASE

| | |
|-------|------------------|
| LEASE | \$3,080 |
| SALE | \$999,000 |



LEASE SQFT: 2,800 | SALE SQFT: 4,801 | SQFT LOT: 30,492 | ACRES: 0.700



This professional office building can be either an owner occupied investment opportunity or Landlord investment opportunity. Ideal for anyone who has a business and wants to own and wants investment income. There is a 2800 Sq Ft suite available for an Owner or Tenant use with another suite that is occupied by a Dental practice. Current Tenant has a long term lease and solid history. Located in the heart of Chico and surrounded by many of Chico's predominant Medical facilities; this building shows professionally, has ample parking, and nicely landscaped. The building can be sold concurrently with the adjacent building at 650 Rio Lindo Ave.

KIMBERLY SHAFFER
REALTOR® | 01415693 / (530)680-7685

FRANK ROSS
REALTOR® | 01014400 / (530)624-6375