

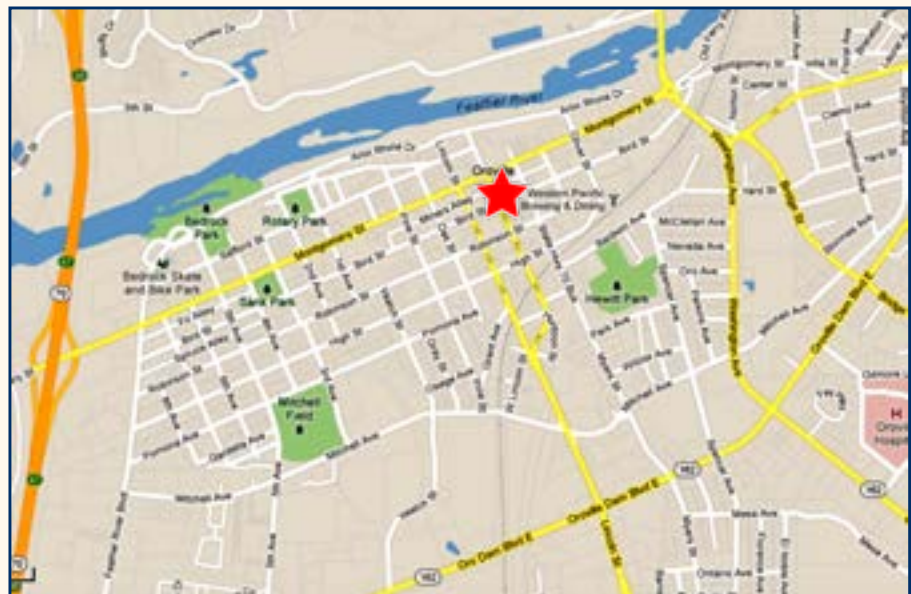
1940 Bird Street, Oroville, CA

Downtown Retail Building

This beautiful building is in Historic Downtown Oroville. This building has served as an example of a well-maintained property populated by small business which enhances the ambiance and attraction of a Historic Downtown. The central location of the property allows for future potential gains in value as the downtown grows.



Asking Price: \$1,400 per month
Suite Size: 1,125 SF (approximately)
Zoning: MXD (Mixed Use Downtown)
Available: July 1 estimated

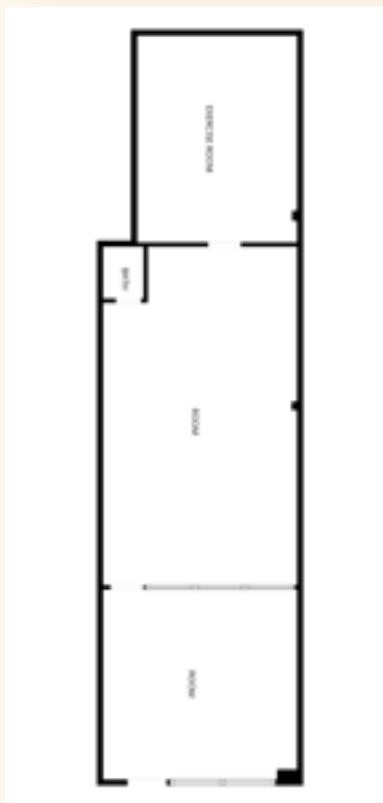


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Historic Downtown Oroville has been developing as a bastion of small business. A majority of the major events such as Salmon Festival, Feather Fiesta Days, the Christmas Parade of Lights, and more show that community pride is alive and well in Downtown. Much nicer than nearby downtown Chico!

The Property has been well maintained by local ownership. The available suite is separately metered for water, gas and electricity so you will only pay for what you use. The property has significant frontage on two major downtown streets which provides excellent visibility for all tenants. An iconic mural graces the wall facing Huntoon and makes the building very recognizable. The “vibe” on the street out front is very welcoming! Bring your business here today!

There is a small restroom at the back portion of the space and a storage area. Call us for a tour or to discuss terms. We look forward to hearing from you!

** All sizes are approximations and the floor plan shown is not to scale, but is for illustrative purposes only. Prospective Purchasers are encouraged to confirm all measurements and other details to their own satisfaction.*

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