

451 9TH AVENUE | LAND

CHICO, CA

FOR SALE

±0.82 ACRES OF RESIDENTIAL LAND

ETHAN CONRAD

PROPERTIES INC.

SPRUCE AVE

E 9TH AVENUE

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FEATURES:

Asking Price: \$700,000
Land Area: 35,720 SF/±0.82 Acres
APNs: 003-381-017-000
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County: Butte County
Current Zoning: R1

PROPERTY DETAILS:

Great opportunity for a small-lot subdivision located minutes from Hwy 99, local schools, parks, and vibrant downtown Chico.

This property offers both convenience and tranquility for future homebuyers.

The property contains two lots, approximately 0.41 Acres each, for a total of 0.82 Acres.

R1 zoning provides flexible residential densities, from small-lot subdivisions with 3,500 SF parcel minimums to a maximum of 7 units per acre, or lower densities of 2.1 units per acre minimum.

Nearby properties have been approved for up-zoning to R2, which provides for 7-14 units per acre.

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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PARCEL AERIAL



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TRADE AREA



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