



INVESTMENT OR OWNER USER OPPORTUNITY:

- DOWNTOWN DEVELOPMENT OPPORTUNITY IN PATH OF GROWTH
- SINGLE USER STOREFRONT RETAIL/OFFICE
- CORNER LOT
- BUS LINE

OFFER PRICE:

- \$399,000

OPPORTUNITY ZONE

LOCATION:

Situated in close proximity to downtown Redding.

DESCRIPTION:

Former People of Progress Outreach Center. Approximately 5,892 SF Commercial Building on .17 Acre Parcel. Owner User or Re-Development.

OVERVIEW

SINGLE USER RETAIL BUILDING

For Sale ±5,892 SF RETAIL

1242 Center St. - Redding - CA



YEAR BUILT:

1955

LOT SIZE:

.17 Acres

OCCUPANCY:

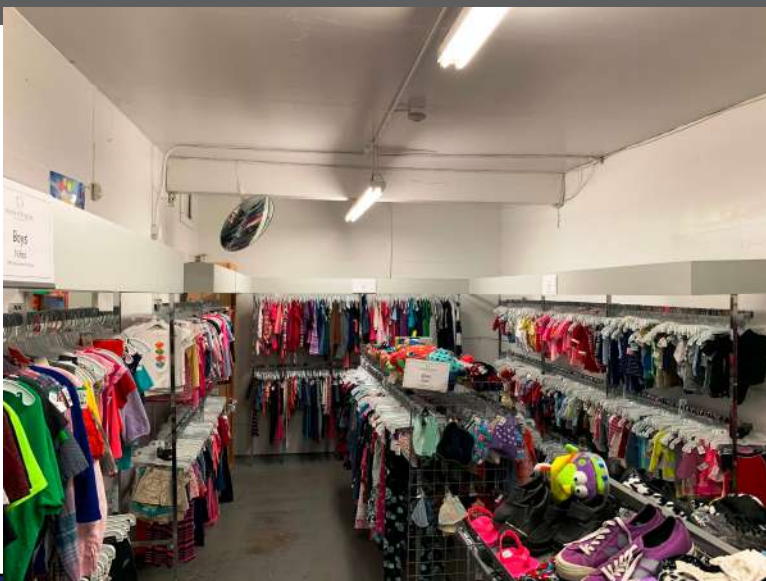
Treat as Vacant

PROPERTY HIGHLIGHTS:

CORNER LOT

PATH OF DOWNTOWN
DEVELOPMENT

CLOSE TO DOWNTOWN AND
PUBLIC TRANSPORTATION



PROPERTY INFO:

- +/-5,892 SF One Story Building
- .17 Acre Parcel
- Zoned DMUD-SP-BH
- Storefront Retail/Office

INVESTMENT

SINGLE USER RETAIL BUILDING

For Sale ±5,892 SF RETAIL

1242 Center St. - Redding - CA

NEARBY MAJOR RETAILERS:

INVESTMENT HIGHLIGHTS:

- Owner User Retail Storefront Building
- Downtown Redding near Major Retailers
- Development Opportunity in Path of Growth



EXECUTIVE SUMMARY:

+/-5,892 SF Single Story Retail/Office Building on .17 Acre Corner Lot in Downtown Redding Path of Development. OPPORTUNITY ZONE.

AMENITIES:

- Bus Line
- Very Walkable
- Very Bikeable
- Air Conditioning



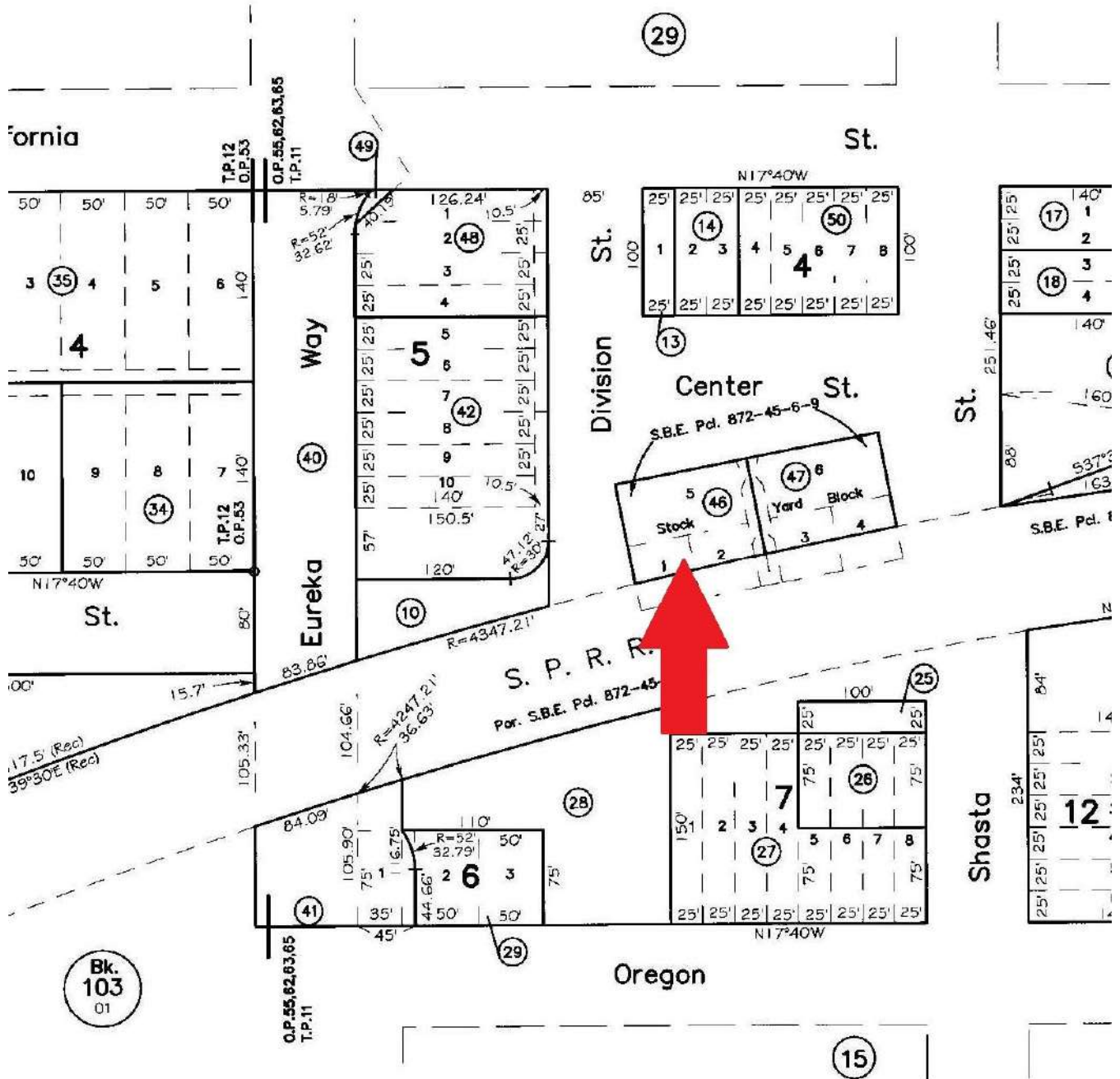
PLAT MAP

SINGLE USER RETAIL BUILDING

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Por. Sec. 11, P.B. Reading Grant



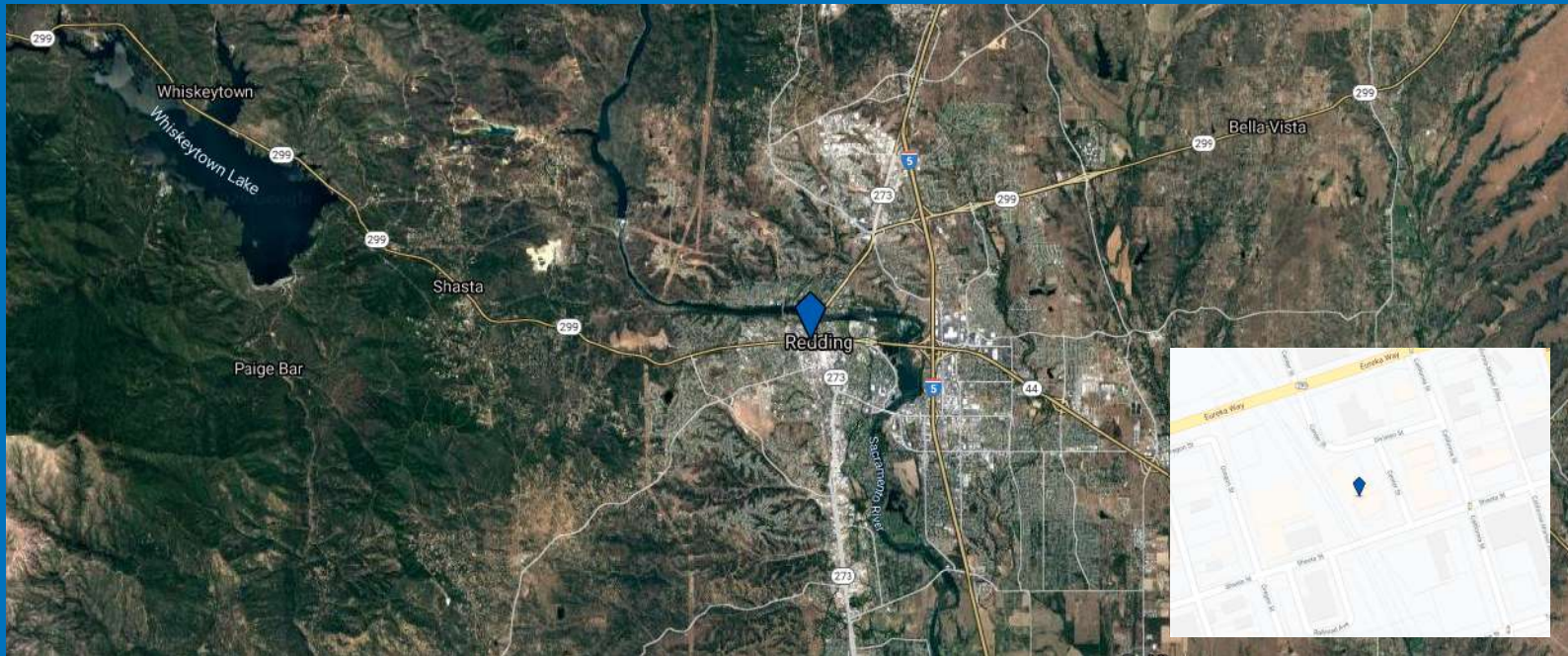
...m of Rdg., OP.-55,62,63,65, TP.-11, Por. Diestlehorst's Add., OP.-53, TP.-12,

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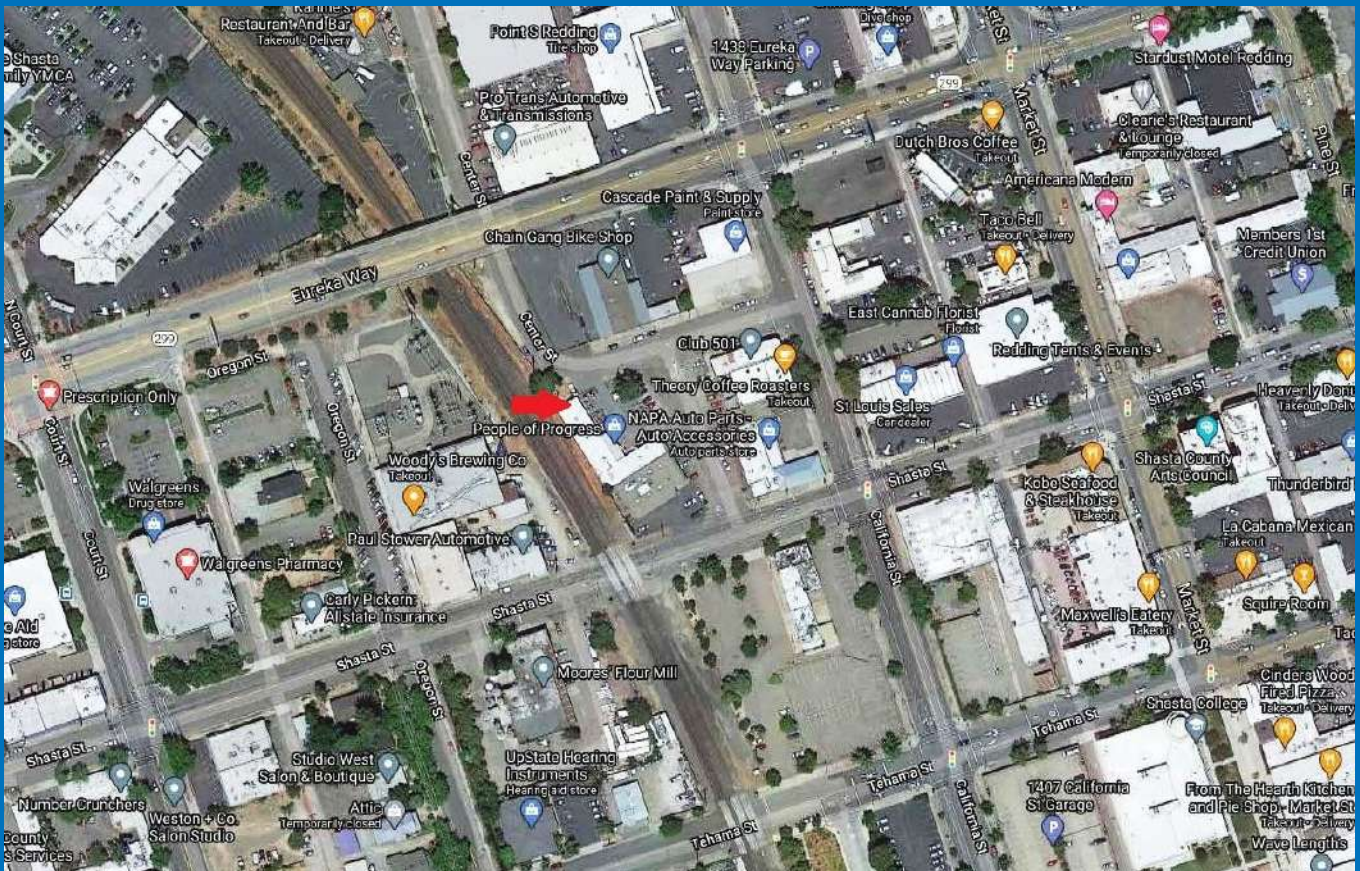
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For Sale ±5,892 SF RETAIL

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