

# 212-216 Main St., Chester, CA

Prime Main Street Commercial Property – Downtown Chester, CA

Building / Property Only – Lake Almanor Region

**Own a piece of Chester’s downtown charm!** This high-visibility **Main Street commercial property** offers two adjoining storefronts in the heart of Chester’s walkable district—just steps from the town park, ballfields, and Lake Almanor visitor traffic. Perfect for retail, office, or investment use, this property combines **modern updates** with **classic small-town appeal**.



## 📍 Location

- Situated directly on **Main Street**, Chester, CA
- Near **community events, recreation areas, and visitor attractions**
- Excellent **foot and vehicle traffic exposure**

## 🏠 Property Features

Feature	Details
<b>Buildings</b>	Two commercial structures on two APNs
<b>Square Footage</b>	Approx. 1,450 sq. ft. of usable space
<b>Layout</b>	Open, adaptable floor plan with center walkthrough
<b>Parking</b>	Paved parking directly in front
<b>Visibility</b>	Large storefront windows and strong street presence

## 🔧 Recent Improvements

- **New roof and insulation (2022)**
- **Newer HVAC system (2021) Unit 2**
- **Updated interiors** ready for retail or office use

## 💡 Flexible Use Potential

Ideal for:

- Boutique retail or gallery
- Professional office or showroom
- Café or specialty shop

- Multi-tenant investment property

### **Community & Exposure**

Located in Chester's most active corridor, this property benefits from **steady local and seasonal traffic, strong community visibility,** and **lasting Main Street appeal.** Its distinctive façade and dual storefronts—currently home to **The Cozy Cabin** offer charm and versatility for your next business venture. Cozy Cabin Retail is available to purchase—see Business Listing:

 **Contact Joyce Ruschhaupt (530) 774-4274**

**Berkshire Hathaway HomeServices Lake Almanor**



For inquiries or to schedule a viewing reach out to me !!!

**Don't miss this rare opportunity to invest in Chester's thriving downtown district!**