



FOR SALE



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648 Main St

Red Bluff, CA 96080

Property Summary

FOR SALE



PROPERTY DESCRIPTION

Introducing 648 Main St, Red Bluff, CA – a historic gem for the savvy retail investor. Located in the middle of Red Bluff's historic Main Street, this charming 2,000 SF property built in 1910 offers timeless character and modern potential in the heart of Red Bluff. With a prime location and a rich history, this building presents an exceptional opportunity for an investor seeking a distinguished office space with character and charm. Currently leased to longterm tenant, First Love Tattoo; please do not disturb tenant. Please contact Brian Merrion for appointment.

PROPERTY HIGHLIGHTS

- 2,000 SF historic building
- Built in 1910
- Prime Red Bluff location
- Character and charm
- Modern potential
- Ideal for retail
- Rich architectural details

OFFERING SUMMARY

Sale Price:	\$175,000
Building Size:	2,000 SF
NOI:	\$8,680.00
Cap Rate:	4.96%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	280	797	3,417
Total Population	665	1,896	8,486
Average HH Income	\$58,100	\$57,388	\$66,211

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Additional Photos

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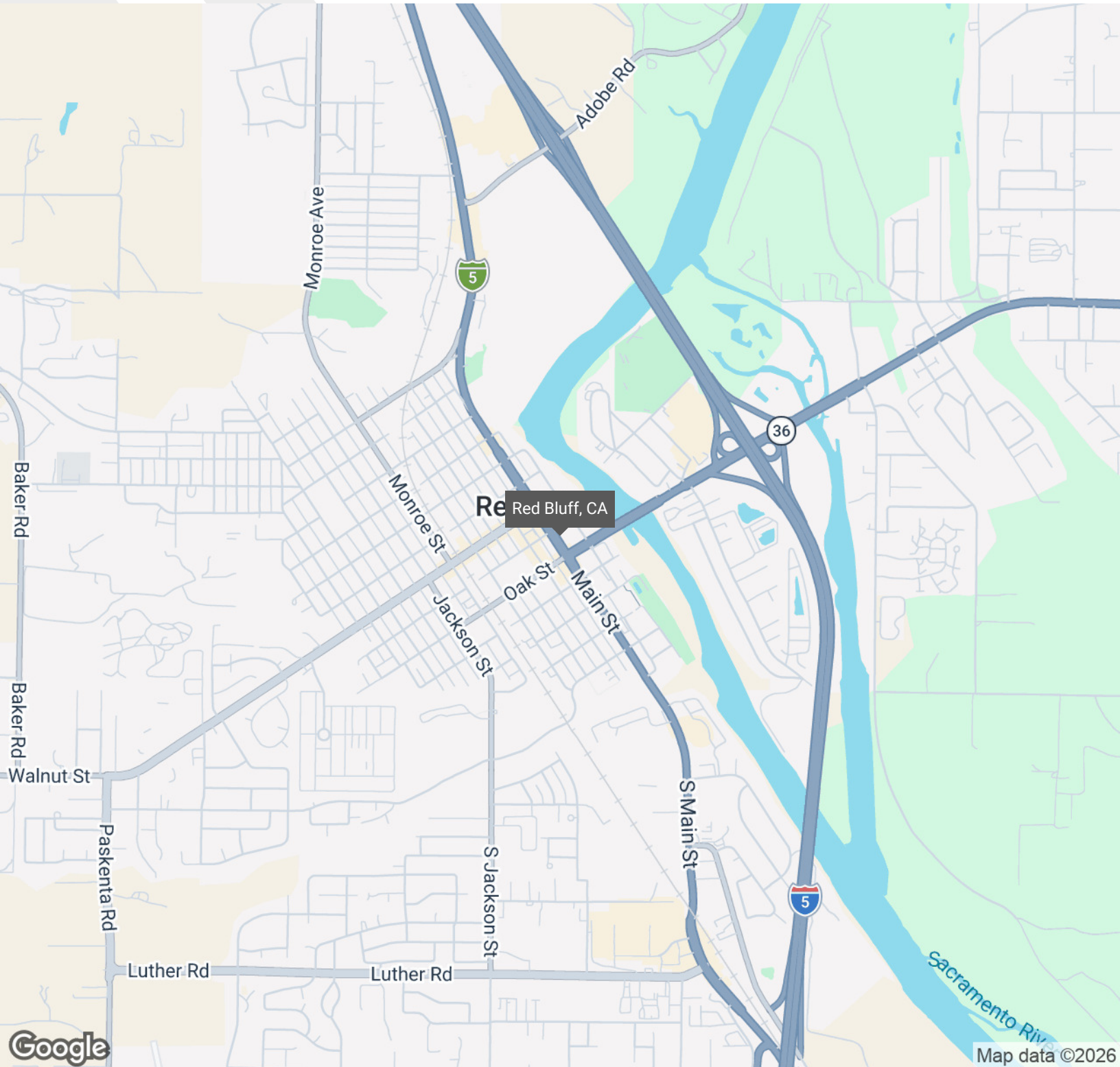
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Regional Map

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Financial Summary

FOR SALE

INVESTMENT OVERVIEW

Price	\$175,000
Price per SF	\$88
GRM	14.02
CAP Rate	4.96%
Cash-on-Cash Return (yr 1)	4.96%
Total Return (yr 1)	\$8,680

OPERATING DATA

Gross Scheduled Income	\$12,480
Total Scheduled Income	\$12,480
Gross Income	\$12,480
Operating Expenses	\$3,800
Net Operating Income	\$8,680
Pre-Tax Cash Flow	\$8,680

FINANCING DATA

Down Payment	\$175,000
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Income & Expenses

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INCOME SUMMARY

Vacancy Cost	\$0
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GROSS INCOME	\$12,480
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EXPENSES SUMMARY

Property Management Fees	\$0
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Maintenance and Repairs	\$1,221
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Property Taxes	\$1,400
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Insurance	\$1,179
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Utilities	\$0
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Cleaning/Landscaping	\$0
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Non-Operating Expenses (not included in total): Depreciation	\$3,100
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OPERATING EXPENSES	\$3,800
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NET OPERATING INCOME	\$8,680
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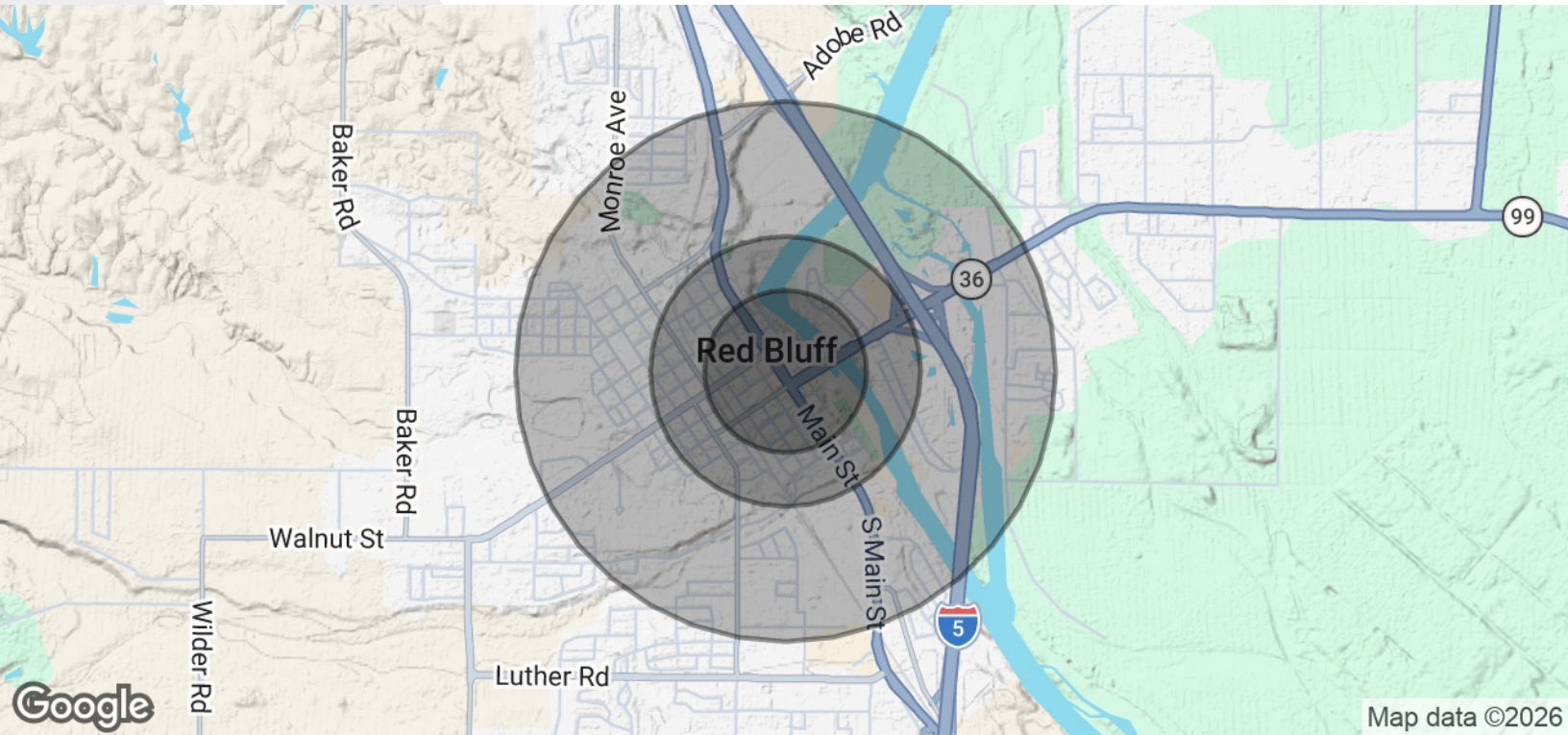
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	665	1,896	8,486
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	280	797	3,417
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$58,100	\$57,388	\$66,211
Average House Value	\$277,673	\$292,498	\$309,195

2020 American Community Survey (ACS)

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