



COMMERCIAL

Mixed Use Space Available for Lease

HIGHLIGHTS

- Price: \$5,675
- SQFT: 4,935
- SQFT Lot: 52,708
- Price per SQFT: \$1.15
- Property Type: Mixed Use
- Listing ID: SN26098031
- Parcel #: 012160071000
- County: Butte



**2075 Baldwin Ave #6
Oroville, CA 95966**

www.selectcommercialgroup.com

**CENTURY 21
COMMERCIAL**
Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



COMMERCIAL

2075 Baldwin Ave #6



This recently remodeled building features a spacious open concept area ideal for retail, showroom, or collaborative workspace, complemented by a full kitchen and multiple private offices suited for administrative or professional use. An enclosed rear yard area provides additional functional space, while the expansive parking lot ensures convenience for clients and employees. Also included is a fenced outdoor storage area, perfect for equipment, inventory, or contractor needs. Ideally located next to the newly developed Hewitt Park, this property benefits from ongoing neighborhood improvements and increased community activity.

www.selectcommercialgroup.com

**CENTURY 21
COMMERCIAL**

Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



COMMERCIAL

Property Photos



www.selectcommercialgroup.com

**CENTURY 21
COMMERCIAL**

Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



COMMERCIAL

City Overview

City of Oroville

Oroville, Located in Butte County, Northern California, nestled in the picturesque foothills of the Sierra Nevada Mountains, is a vibrant city offering a blend of natural beauty, rich history, and modern amenities. Situated approximately 70 miles north of Sacramento, Oroville enjoys convenient access to major transportation arteries, including Highway 70 and Highway 99. Oroville's strategic location and diverse economic base contribute to its resilience and potential for growth. The city's economy is supported by sectors such as agriculture, manufacturing, tourism, and healthcare, providing a stable foundation for business investment and expansion. In conclusion, Oroville is a compelling destination, offering a welcoming community, diverse amenities, and promising opportunities for residents and investors alike.



www.selectcommercialgroup.com

**CENTURY 21
COMMERCIAL**

Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21® and CENTURY 21 Commercial® are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.



COMMERCIAL[®]

For More Information Contact Us:



Kimberly Shaffer

DRE # 01415693

530-680-7685

Kimsellschico@gmail.com

1101 El Monte Ave, Chico CA 95928



Nicole Carter

DRE # 02150386

530-966-1296

Nicole.Carter@c21selectgroup.com

1101 El Monte Ave, Chico CA 95928

www.selectcommercialgroup.com

**CENTURY 21
COMMERCIAL[®]**

Select Real Estate

The award-winning Select Group of Real Estate Companies provide exceptional customer service at the local, regional, national, and international level, our experienced commercial real estate agents are here to discuss your real estate growth.

©2024 Century 21 Real Estate LLC. CENTURY 21[®] and CENTURY 21 Commercial[®] are registered trademarks owned by Century 21 Real Estate LLC. Each office is independently owned and operated.