





**COMMERCIAL.**

*2075 Baldwin Avenue*



*This is an exceptional opportunity to own a well-maintained, income-generating mixed-use property in the heart of Oroville. This versatile asset features a successful, established daycare center, an available space to owner-occupy or lease out, and five fully occupied one-bedroom residential units. The property offers a blend of newly constructed and tastefully remodeled spaces, providing modern comfort and functionality for both commercial and residential tenants. Situated adjacent to the beautifully upgraded Hewitt Park and expansive green space, this property enjoys a central location, easy accessibility, and added appeal for both residents and businesses.*

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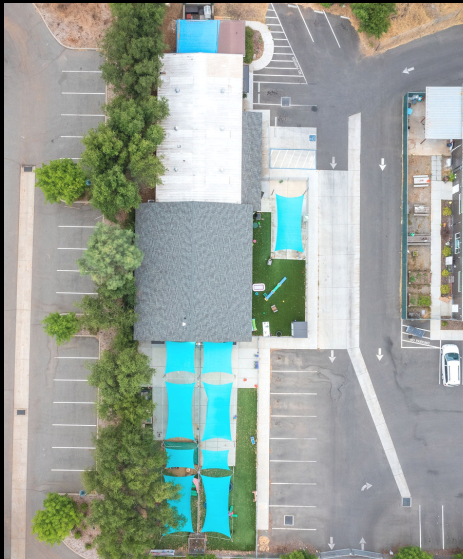
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## *Overview of Property Size*

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*Total Square Footage of Property*

*Building Size: 12,815 SQFT.*

*WTC Office Space - 4,935*

*Park View - 4,130*

*Residential Unit 1 - 750*

*Residential Unit 2 - 750*

*Residential Unit 3 - 750*

*Residential Unit 4 - 750*

*Residential Unit 5 - 750*

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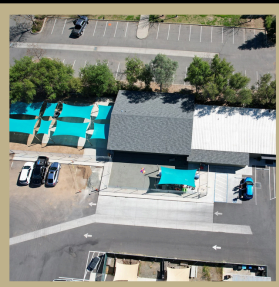
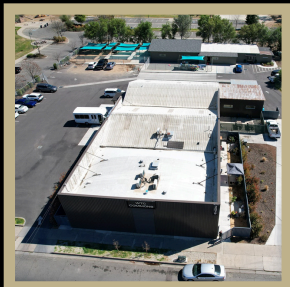
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# Photos

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Photos

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# 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.

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For More Information  
Contact Me:



**Kimberly Shaffer**

DRE # 01415693

530-680-7685

[Kimsellschico@gmail.com](mailto:Kimsellschico@gmail.com)

1101 El Monte Ave, Chico CA 95928

[www.selectcommercialgroup.com](http://www.selectcommercialgroup.com)

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