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Investment Opportunity Available for Sale

HIGHLIGHTS

- Price: \$899,000
- SQFT: 1,406
- SQFT Lot: 40,511
- Price per SQFT: \$639.40
- Year Built: 1963
- Property Type: Retail
- Listing ID: SN26087304
- Parcel #: 035240029000
- County: Butte



**2161 Feather River
Oroville, CA 95964**

www.selectcommercialgroup.com

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2161 Feather River

Prime investment opportunity in a growing Oroville corridor! This income-producing property is home to a well-established and popular taqueria, offering immediate cash flow with an attractive 8% cap rate. Situated on a generous 0.93-acre lot, the property provides significant upside potential for future development. The existing structure features a commercial space currently occupied by the restaurant, along with a small apartment in the rear, ideal for additional rental income or owner occupancy. The expansive lot behind the building could be developed, presenting a rare chance to expand and maximize returns. Preliminary plans for an expanded drive-through have already been made. Strategically located in an up-and-coming area with strong national tenancy positioned directly across from Applebee's and Dutch Bros, this property benefits from excellent visibility, traffic, and continued growth in the surrounding area. Whether you're looking to expand your portfolio or capitalize on future development, this versatile property offers both stable income and long-term potential.



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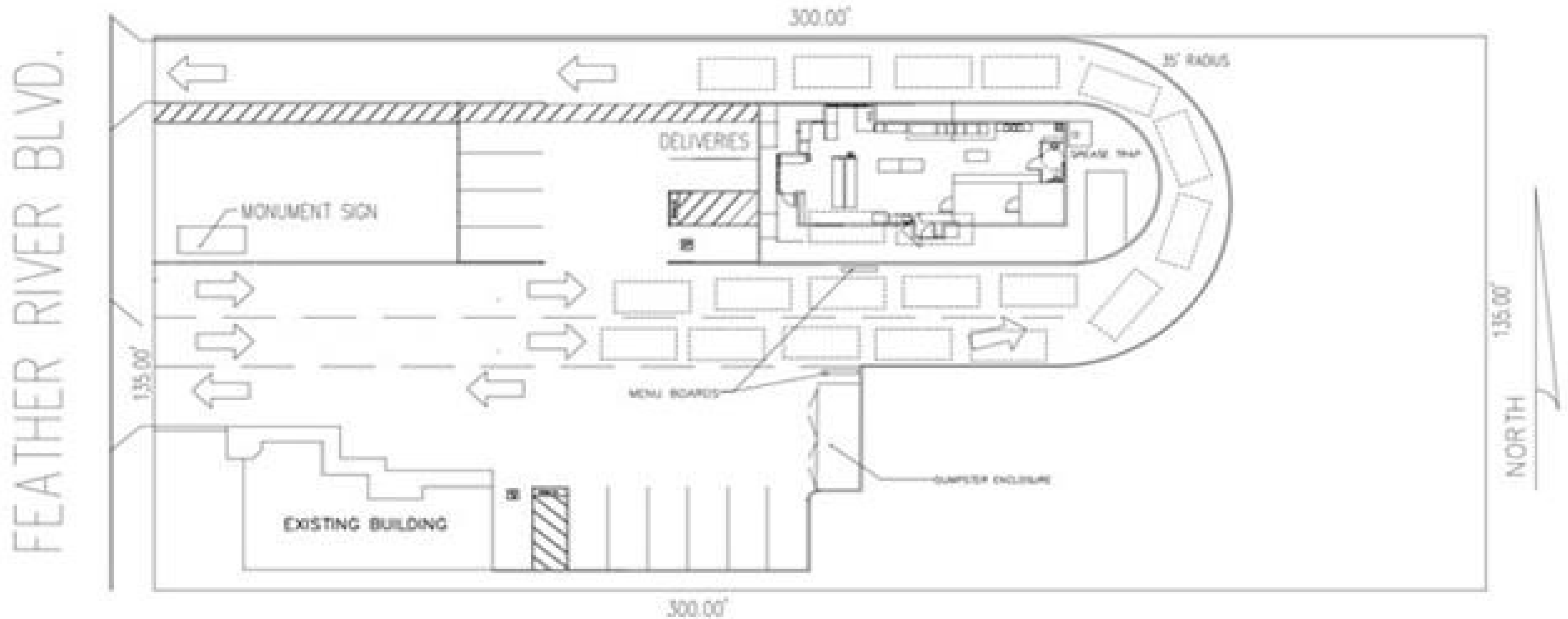
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Site Plan



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Interior 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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