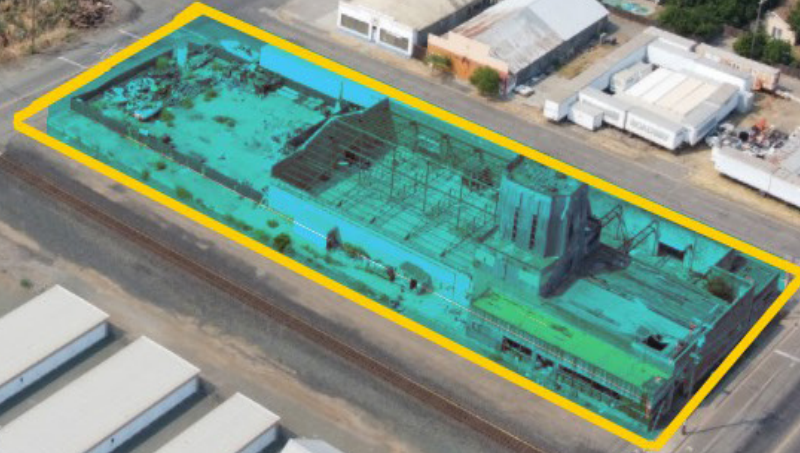


FOR SALE

390 VIRGINIA STREET



±0.73 ACRE SITE | GRIDLEY, CA

HEATH E. CHARAMUGA

Principal | Lic. 01189551

916.716.3037

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SCOTT LAEBER

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390 VIRGINIA STREET GRIDLEY, CA

THE OFFERING

390 Virginia Street offers an investor/developer the opportunity to reshape the local marketplace. The site offers a 18,000+/- sf structure and sits adjacent to the 13.5 acre Manuel Vierra Park, offering walking trails through a shaded oak grove, tennis courts, barbecues, tables and benches, baseball and softball diamonds, fenced area for children's birthday parties, water play area and playground.

This quaint community with a population in excess of 7,000 residents is located in the heart of the central valley at the foot of the "world's smallest mountain range" the Sutter Buttes and only 10 miles from the 8,400 acre Grey Lodge Wildlife Waterfowl Management Area

FEATURES

- ±0.73 acre site / 31,798 sq.ft.
- *Purchase for ONLY \$5.50 per foot!*
- APN's: 010-064-002, 003, 004, 005
- Central location
- 18,000+/- structure with docks
- Site overlooks adjacent 13.5 acre regional park offering a multitude of recreation activities

REDEVELOPMENT

- Favorable M-1 Zoning / Light Industrial Use (current)
- Mixed Use Overlay (General Plan)
- "Hands On" Local Planning Department (Rezone/CUP)
- High Density Housing / Senior Housing Encouraged
- Current Uses: Mini-Storage / R.V. Yard Storage, R & D Manufacturing, Assembly, Warehousing, Wholesaling.

PRICE

- ~~\$250,000~~ *NOW ONLY \$175,000*



390 VIRGINIA STREET GRIDLEY, CA

±0.73 ACRE REDEVELOPMENT SITE
GRIDLEY, CA | ~~\$250,000~~ **NOW ONLY \$175,000**

GRIDLEY, CA

Located on HWY 99 just 60 miles north of Sacramento, From the Sacramento River, its western boundary, to the Sierra Nevada Mountains, its eastern perimeter, Butte County's elevations spans from 90 to 7,800 feet above sea level making the county geographically diverse. The County encompasses 1,646 square miles of land with a populations of 220,000 residents. The Region is accessible by HWY 99 and HWY 70 with areas of the County just 20 minutes from I-5. The town is only a few hours from both the Bay Area and Lake Tahoe/Reno.

The City of Gridley and regional partners have a culture of business innovation fostered by the entrepreneurial community and bolstered by Chico State and Butte Community College. **Why do business in the Gridley area?**

- Ideal for small and medium-sized companies serving global markets
- Easy market/logistical access due to central West Coast location
- Available skilled labor
- Innovative partnerships with higher education
- Lower cost of doing business
- High quality of life
- Assistance in start-up, relocation and expansion





ADDITIONAL RESOURCES

- City of Gridley:
www.gridley.ca.us
- Butte County:
www.buttecounty.net
- Explore Butte:
www.explorebuttecounty.com
- Facebook:
www.facebook.com/ButteCounty
- LinkedIn:
www.linkedin.com/company/butte-county/
- Gridley Planning Services
Christopher Smith, Planner
(530)846-3631
planningdept@gridley.ca.us
685 Kentucky Street
Gridley, CA 95948



PARCEL MAP

CITY OF GRIDLEY, PTN. SEC. 1, T.17N. R.2E. M.D.B.&M.

10-06



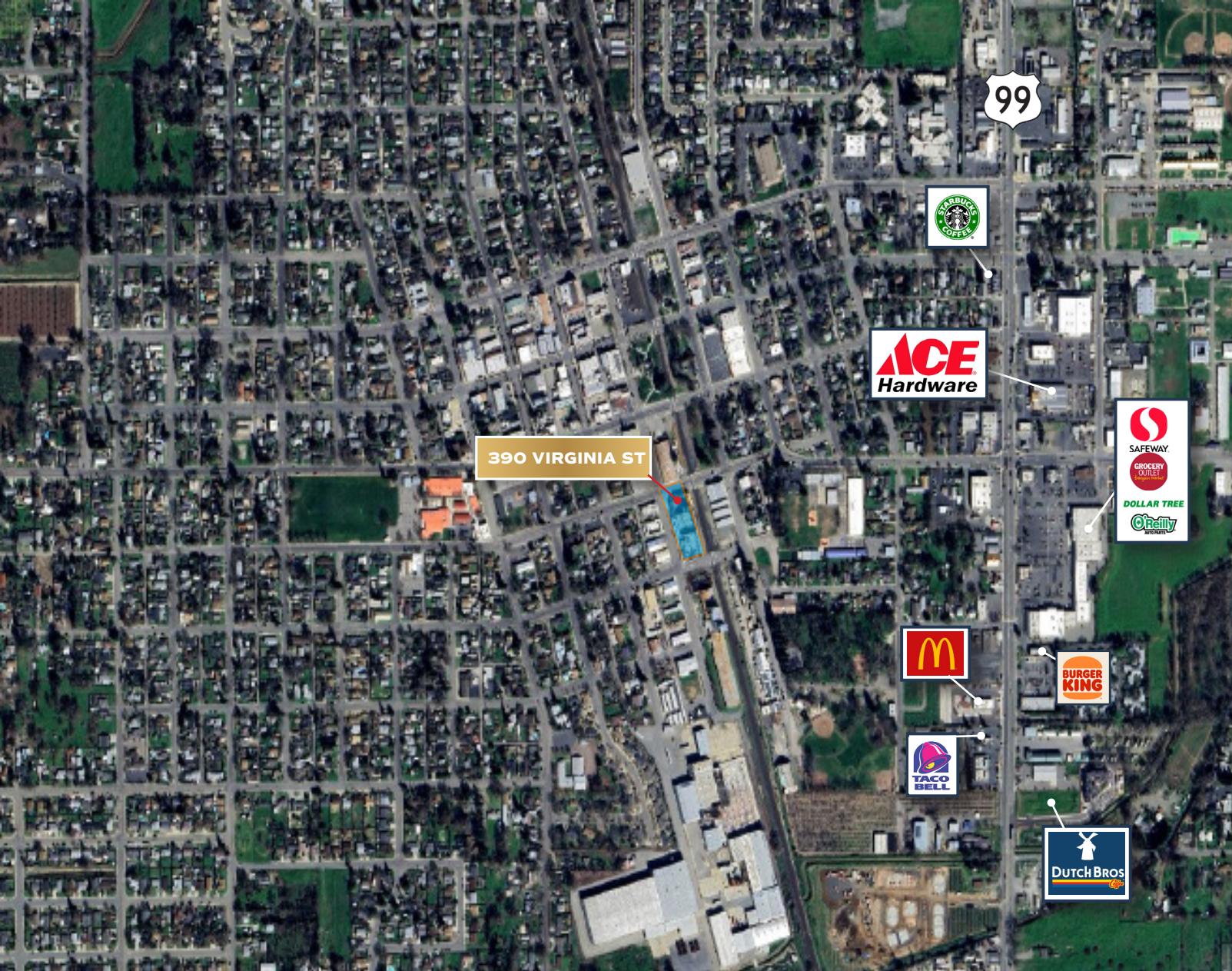
CITY OF GRIDLEY 1 M.O.R. 41

12

Butte County Assessor's Map
Book 10, Page 06

NOTE: ALL INFORMATION SHOWN ON ASSessor's
PARCEL MAPS ARE FOR ASSessor's OFFICE USE
AND DO NOT NECESSARILY CONSTITUTE LEGAL
LOTS. NO LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA SHOWN.

CREATED BY	DB	CREATED ON	04-01-2000
REVISED BY	KT	REVISED ON	4-07-2011
FILE NAME	10-06	EFFECTIVE	2011-12 ROLL
Compiled By The Butte County Assessor's Office			



390 VIRGINIA STREET
GRIDLEY, CA

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