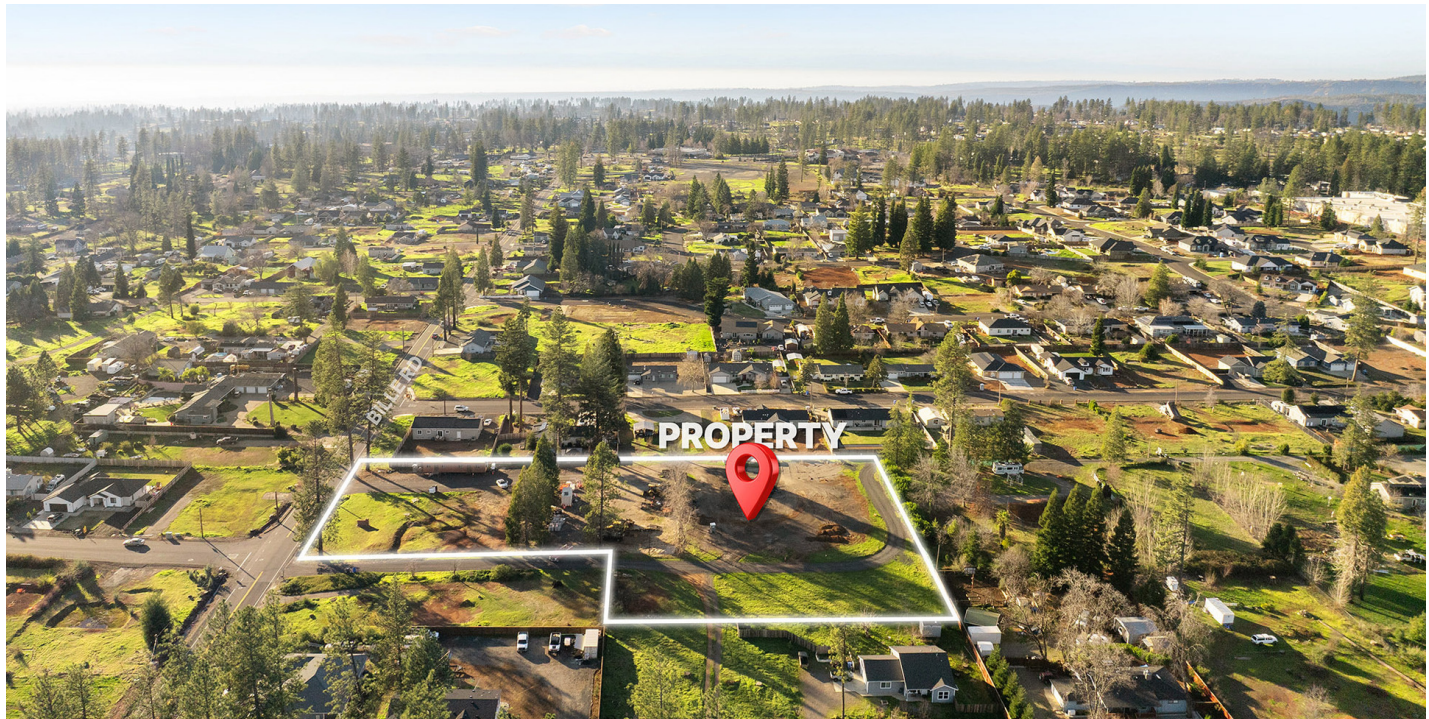




1573 BILLE RD

Paradise, CA 95969



PROPERTY DESCRIPTION

This 2.7-acre commercially zoned parcel presents a versatile redevelopment or owner-user opportunity. The property benefits from existing site improvements such as an intact paved parking lot, gravel road and some fencing. The mostly flat acreage has mature trees and offers flexibility for a range of commercial, institutional, or mixed-use concepts, subject to zoning and approvals. Potential uses include: Church, Community Care Facility, Family Daycare, Medical or Professional Office, Single Family Home.

There is plenty of visibility with roughly 200 ft of frontage along Bille Rd. Check with the Town of Paradise directly for information regarding any potential existing building credits. Well-suited for investors, developers, or businesses seeking a sizable commercial footprint.

OFFERING SUMMARY

Asking Price:	\$139,000
Lot Size:	Approx. 2.7 Acres
APN:	050-210-041-000
Zoning:	C-S (Community Service)

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	173	576
Total Population	160	395	1,232
Average HH Income	\$79,350	\$77,272	\$71,200

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LAND ZONED COMMERCIAL SERVICES FOR SALE



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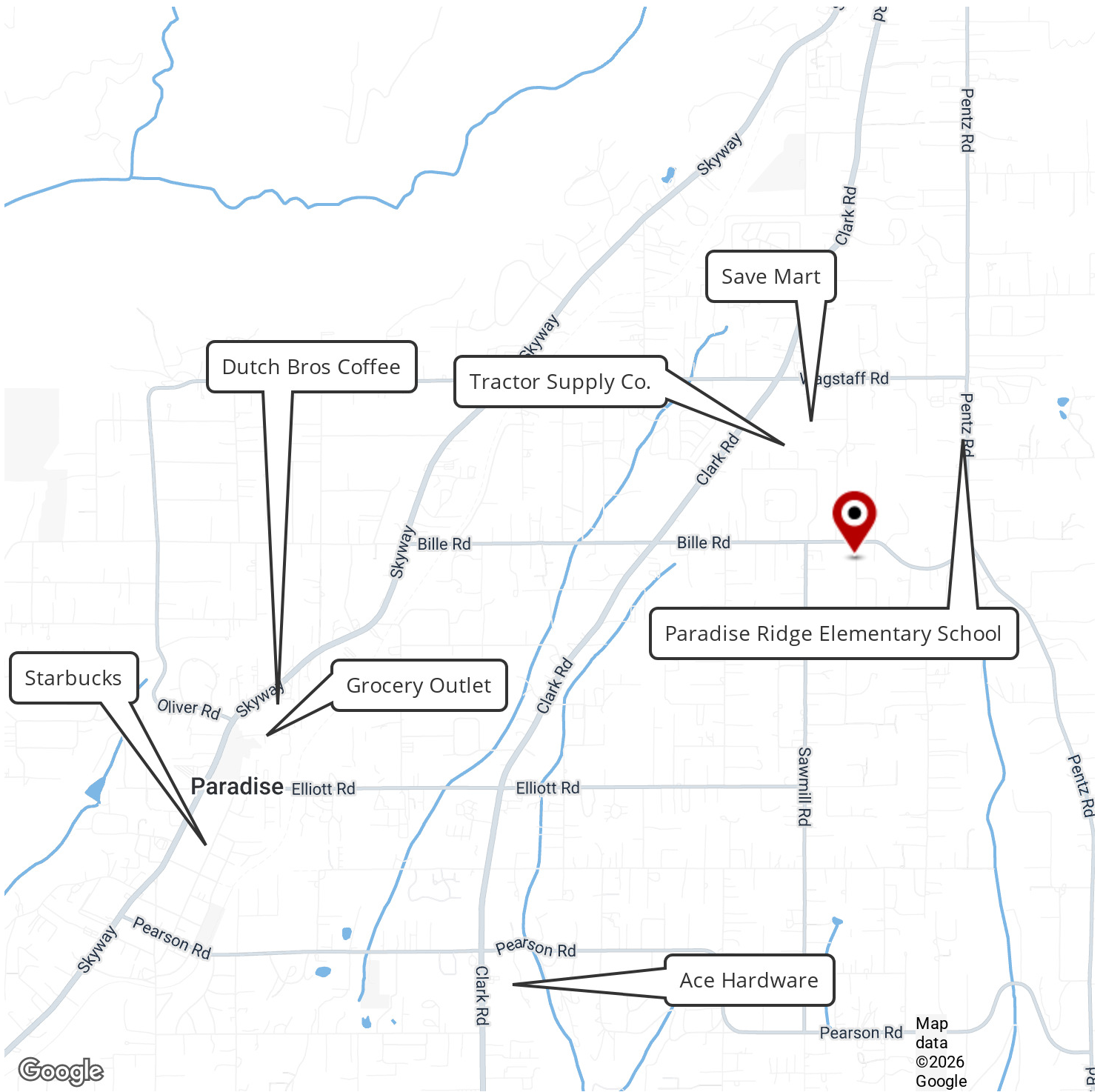
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