



COMMERCIAL

Bar & Restaurant Available for Sale

HIGHLIGHTS

- Price: \$1,075,000
- SQFT: 3,504
- Price per SQFT: \$306.79
- Year Built: 1885
- Zoning: C1
 - Neighborhood Commercial
- Listing ID: SN26037212
- Parcel #: 004082002000
- County: Butte



**177 E 2nd St
Chico, CA 95928**

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177 E 2nd St

Prime investment opportunity now available in the heart of downtown Chico, just blocks from California State University, Chico! This iconic bar and restaurant has operated for over 40 years, and now both the building and business assets are being offered for sale.

This beautifully redesigned bar and dining space offers a 99-person capacity and an exceptional layout. Features include a well-designed bar, street-side patio seating, a full commercial kitchen, a dedicated dishwashing area, walk-in refrigeration, a unique “living wall,” and custom handmade tables that enhance the overall ambiance. The sale includes a valuable Type 47 liquor license, as well as all furniture, fixtures, equipment, and inventory. Please note that the business name is not included in the sale and will remain with the current owner.

Upstairs, most of the major improvements have already been completed, with a thoughtful redesign for functional office space. Finish work remains, offering an excellent opportunity for an owner-user to create their own style or complete the space for additional rental income. This is a rare opportunity to acquire an improved downtown property while still providing room for the next owner to incorporate their own ideas.



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Interior Photos



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City Overview

City of Chico

Chico is home to a thriving local economy with a strong emphasis on community, making it an attractive place for businesses. The city boasts a diverse range of industries, including healthcare, education, and technology, with a steady flow of talent from California State University, providing a skilled workforce. For business owners, the city's central location within Northern California, business-friendly atmosphere, affordable housing, and vibrant cultural scene make it an attractive destination.

Chico is also known for its beautiful natural landscapes, including Bidwell Park—one of the largest municipal parks in the country—Chico offers ample opportunities for outdoor recreation, from hiking and biking to picnicking and swimming, creating an ideal work-life balance.



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