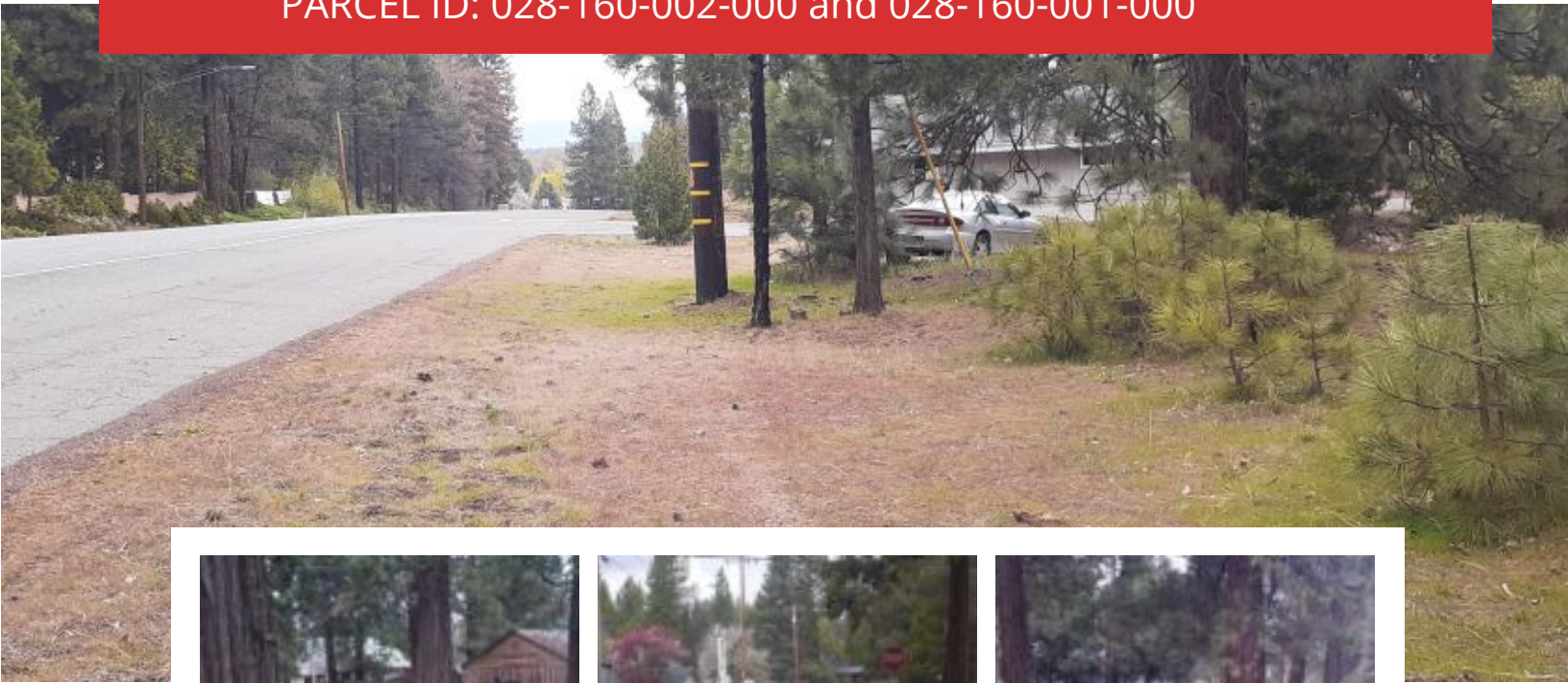


Commercial 0.45 acre in Burney, CA on Hwy 299

PARCEL ID: 028-160-002-000 and 028-160-001-000



Description

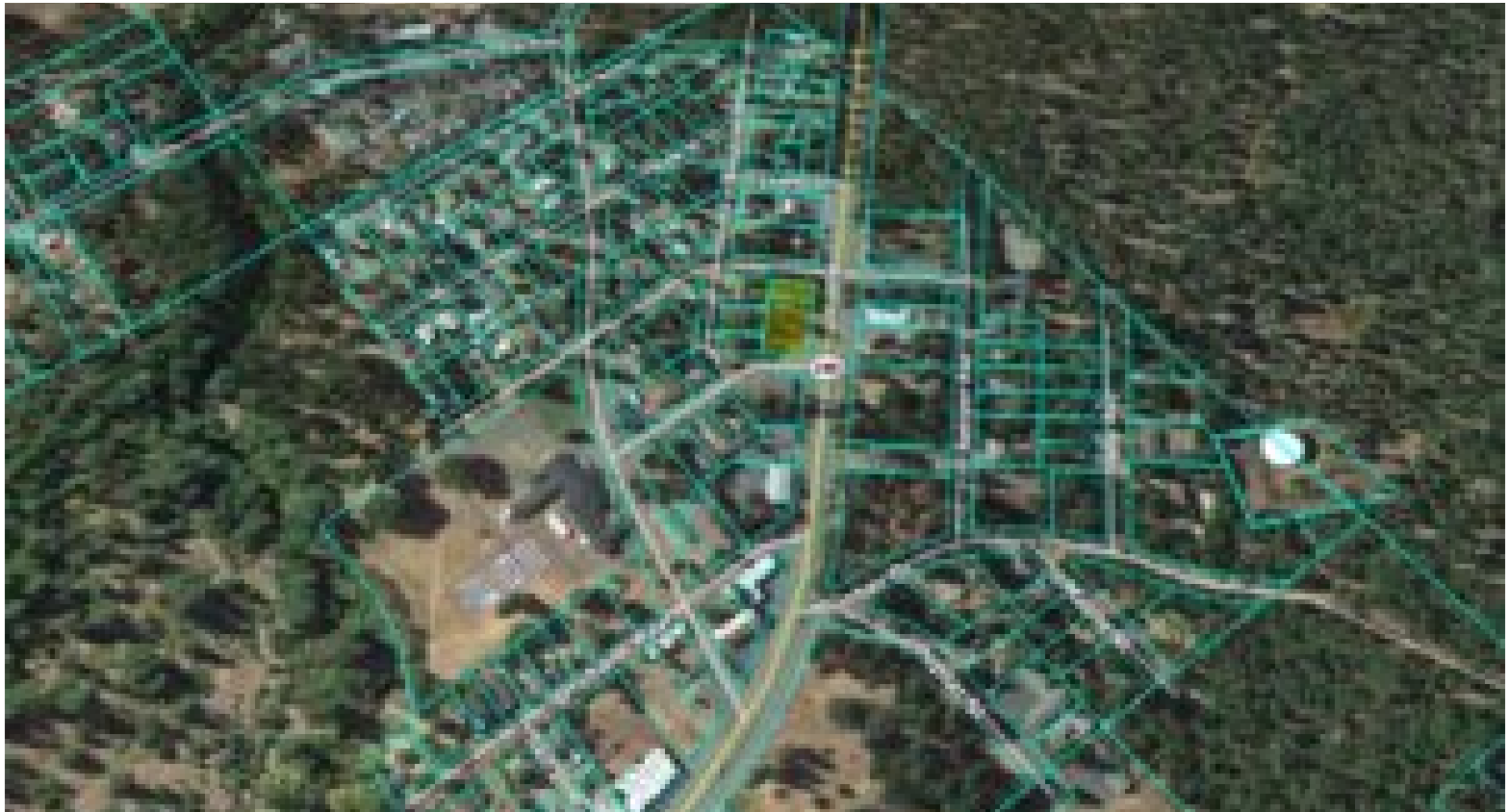
Buy, live, earn! Add this 0.45 acre property in your investment portfolio. Perfect property to start your dream business and build your dream house too. Great location for strip malls and other business lines. These two parcels, zoned C2, sit perfectly along the well traveled Hwy 299 (Main St) in Burney, CA and are located just an hour away from Redding proper.

The location offers a lot of possibilities so whatever you decide to do on this property, you'll be sure to get your money's worth - business opportunities await! What makes it more amazing is that it has access to major utilities (water, sewer, and power).

Want to destress? Explore the famous Burney Falls located 16 mins away from the property, as well as Lassen, Modoc, and Shasta-Trinity National Forests which are a few hours away.

This unique property couldn't be better. It's a rare find and a great opportunity in today's market. It won't stay long on the market so hurry up and grab this property now!

wilcolandllc.com



Property Details:

ACREAGE

0.45

PARCEL ID

028-160-002-000 and
028-160-001-000

ZONING

C-2

COUNTY

Shasta

STATE

California

ANNUAL TAXES

\$384.44

ACCESS

This parcel is located on Hwy 299 (Main St in Burney, CA) and easily accessed. Feel free to drive by on your own using the address, aerial images, GPS, etc.

TERRAIN

Flat with some trees!

UTILITIES

Water and sewer is provided by the Burney water district. For questions, they can be reached at 530-335-3582. Power is provided by Pacific Gas & Electric.

MORE INFO ON ZONING

- This parcel is currently zoned C-2.
- The purpose of the community commercial (C-2) district is to provide for a wide range of facilities for the sale of goods and provision of personal services. When applied to shopping areas, the uses are generally conducted within a building, and may range in size from neighborhood centers, which may have a supermarket as a principal tenant, to a commercial center, which may also include a department or variety store as a principal tenant. When applied to commercial areas of town centers or other existing places with similar activities, the uses may be broadened to include outdoor retail uses, such as auto sales. This district is consistent with the commercial (C) and mixed use (MU) general plan land use designations.
- **Buildability:** Yes. Refer to the links below:
 - [17.44.020 - Uses permitted within buildings](#)
 - [17.44.023 - Uses requiring a zoning permit](#)
 - [17.44.025 - Uses requiring a use permit](#)
 - [7.44.030 - Uses requiring a use permit](#)
 - [17.44.040 - Other permitted uses](#)
 - [17.44.050 - Site development standards](#)
- **Mobile Homes** - Placement of mobile homes and RVs for living are not allowed.
- **Camping:** No
- RV exception if owner gets a permit to live in RV while home is being built. Not allowed for permanent living.



CASH PRICE

\$24,000

CENTER COORDINATES

40.879547, -121.674144

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

INSTALLMENT OPTIONS

Down Payment %	Down Payment Amount	Monthly Payment (12 Months)	Monthly Payment (24 Months)	Monthly Payment (36 Months)	Monthly Payment (48 Months)	Monthly Payment (60 Months)
20%	\$7900.00	\$2747.37	\$1456.72	\$1048.06	\$861.93	\$766.77
30%	\$11850.00	\$2378.47	\$1249.27	\$890.89	\$726.77	\$641.93

These options don't work for you? Check out our [calculator](#) to create a plan that works for you, then send it to us to see if we can make it work!

*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Lis Rosaldo | 605-667-5474 | Liz@WilcolandLLC.com

