

7635 Skyway and 939 Billie Rd. in Paradise, CA



## Available For Sale!

The best available corner in Paradise. Hard corner, lighted intersection on the busiest road in town (Skyway)

Asking Land Value only. 76,229 sq. ft.

Excellent Development Opportunity

**SHOWINGS PERMITTED THRU BROKER ONLY**—DO NOT interfere with occupants.

**MEAGHER & TOMLINSON**

**ZAC REPKA** CELL(530)870-7778

DRE:# 01451649

**ZAC@WMMT.COM**

The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.





**7635 Skyway and 969 Billie Rd. Paradise, CA**

**The best available corner in town for both location and development capability.**

Prospectively a two user stand alone retail site, junior anchor, retail strip or many other possibilities

Traffic counts: 22,931 VPD +/-

Zoning: Community Commercial. Restaurants permitted. Drive thru restaurant and car wash permitted with site plan review.

Utilities: City water and septic. PG&E

Population: 37,528 (26,218 Paradise & 11,310 Magalia)

There is a new septic system at the corner (939 Billie) and a restaurant rated septic at 7635 Skyway.

Current Structures and Month to Month rents: \$4,600 per month gross

Mattress shop \$800.00, restaurant \$1300.00, house \$1200.00, beauty parlor \$700.00, antique store \$600.00

**Sale Price: \$1,200,000**

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