



4746 Churn Creek Rd

4746 Churn Creek Rd, Redding, CA 96002

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4746 Churn Creek Rd

\$1,750,000

Great location with huge potential just off I-5. The owner is retiring after 50 years in this business. The business needs a fresh start, the lot has enough room to add a fast food/coffee shop/car wash with a detailing center. The buyer has to produce another property that has a good income to get the loan. The price will be considerably reduced for a cash buyer. Only serious buyers contact. Please email for further information....

Price reduced to \$1,600,000. Shell Gas Station off interstate 5 with huge visibility. Located on the very first exit major exit of Redding. Redding is the next big town located after Sacramento travelling north. The owner retiring after 50 years in the business. Large lot with 4 Mpd's. The cleanup has been completed and the company has asked the state to issue the closure letter on the site.

The only buyer with another income property can qualify for the loan. The seller prefers ALL CASH buyers and the price will be considerably dropped for the cash buyer. Inside sale around \$25,000 inside per month and gallons around 25,000 per month. Huge potential by adding a fast food building or a car wash....

- Off Interstate 5
- Freeway visibility
- spacious lot



Price:	\$1,750,000
Property Type:	Retail
Property Subtype:	Service Station
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.69 AC
Gross Leasable Area:	2,418 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1980
Tenancy:	Single
APN / Parcel ID:	068-750-012-000
Walk Score ®:	29 (Car-Dependent)
Transit Score ®:	17 (Minimal Transit)



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