

Location, Location, Location

**CALIFORNIA
TOP BROKERS INC.**



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Key Features

- ◆ 3,597 SF Building
- ◆ 2.76 AC
- ◆ Owner Carries
- ◆ Next to I-5 on HYW 32
- ◆ Established Restaurant
- ◆ Room for expansion
- ◆ City zone
- ◆ 47 Liquor License
- ◆ Banquet room
- ◆ Current prices of land in this intersection are \$10 to \$14 per SF

\$1,250,000



900 Newville Rd., Orland, CA



Berry Patch Restaurant - \$ 1.2M

Beautiful restaurant on 2.76 Ac of land next to I-5 and HYW 32 in Orland. Restaurant generates about \$600,000 plus in gross and has 5 full time and 6 part time employees. This could be a prime location for a Motel / Restaurant. Owner may carry with 25% + down and good credit. Restaurant has type 47 liquor License.

Hwy 32 exit from I-5 is the route to Chico. Based on new developments within next 6 months, number of trucks and cars exiting will increase by 4,600 per day.

This is a Great Location for a Motel with Restaurant