

<https://bizandland.com/005>

# FOR SALE



**Prime 13-Acre Commerical Parcel in Cottonwood, CA**  
**\*Asking Price: 1,199,999**

**Zoning: Commercial**  
**Lot Size: 12.23 +/- Acres**



# PROPERTY HIGHLIGHTS

- **13-Acre Commerical Parcel in Cottonwood, CA**
- **Prime freeway frontage with high visibility and easy access**
- **Ideal for gas station, Car wash, Restaurant, Motel/Hotel, or Other High-Traffic uses**
- **Potential to serve both local community and steady freeway traffic**
- **Large acreage allows for multiple income-generating business on one site**



Disclaimer: The information has been obtained from sources believed reliable; but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



# Property Pictures

<https://bizandland.com/005>





# Property Pictures

<https://bizandland.com/005>





# Property Pictures

<https://bizandland.com/005>

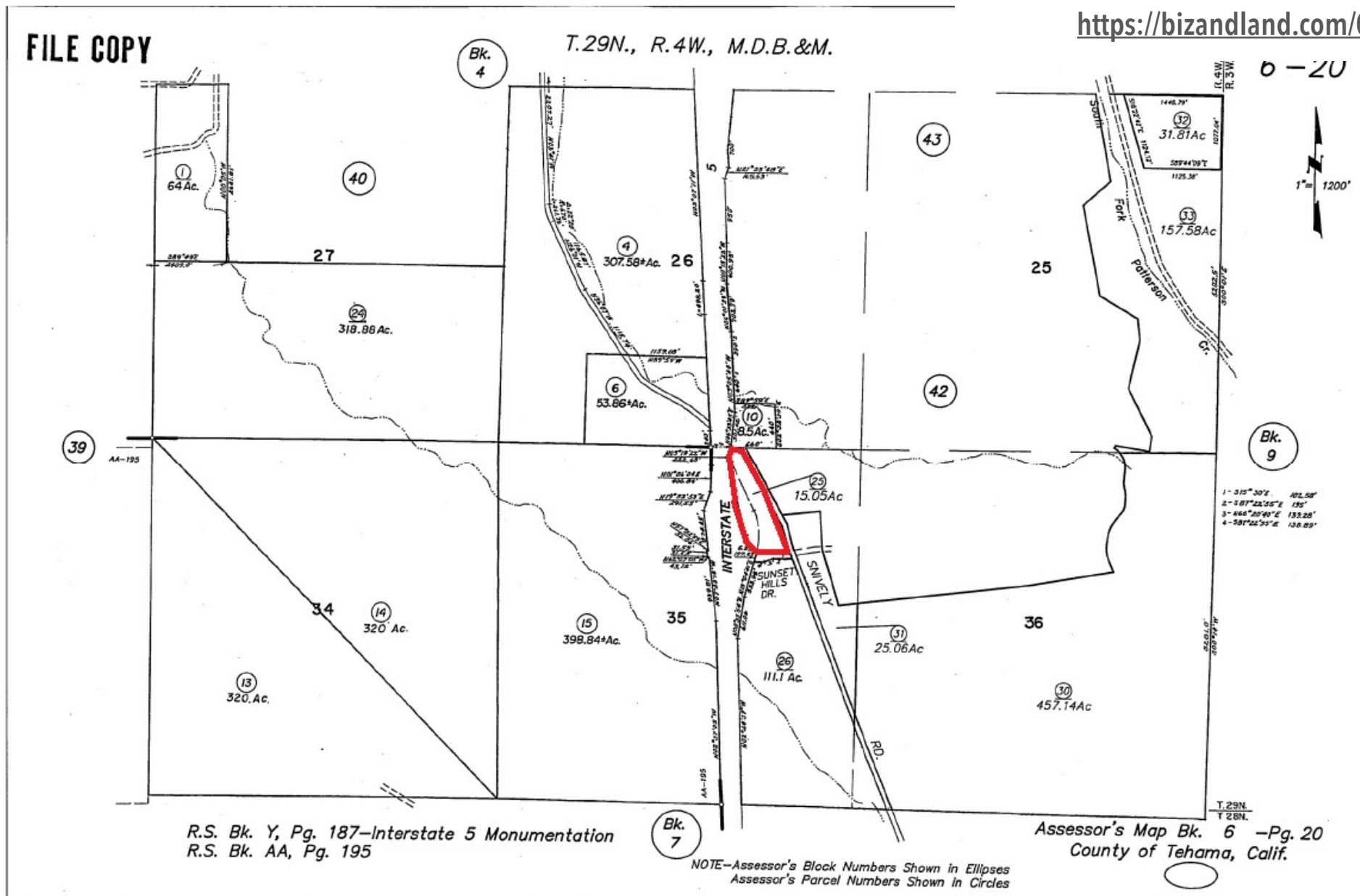




**APN: 006-200-025**  
**(Tehama County)**

T.29N., R.4W., M.D.B.&M.

<https://bizandland.com/005>



Disclaimer: The information has been obtained from sources believed reliable; but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.





<https://bizandland.com/005>

## CONTACTS



**Jasdip Singh**

**(530) 300-4387**

[jsingh@c21selectgrop.com](mailto:jsingh@c21selectgrop.com)

**Broker Associate, Lic 01988779**

**Century 21 Select Real Estate**

**Larry Featherston**

**(530) 518-5635**

[lfeatherston@c21selectgroup.com](mailto:lfeatherston@c21selectgroup.com)

**Broker Associate, Lic 00582302**

**Century 21 Select Real Estate**

**Maya Noble**

**(530) 717-3302**

[maya.noble@c21selectgroup.com](mailto:maya.noble@c21selectgroup.com)

**Sales Associate, Lic 01912174**

**Century 21 Select Real Estate**

Disclaimer: The information has been obtained from sources believed reliable; but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.