

2499 Bruce Rd,
Chico, CA 95928



COMMERCIAL

<https://bizandland.com/toolcenter>



SKYWAY
TOOL CENTER



FOR SALE

Established business
Real Estate & Inventory Included

BUSINESS PRICE: \$549,000.00

REAL ESTATE PRICE: \$2,495,000.00

TOTAL PRICE: \$3,044,000

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BUSINESS

SkywayTools.com & Skyway Tool Center

Business timeline:

1986: Business Began

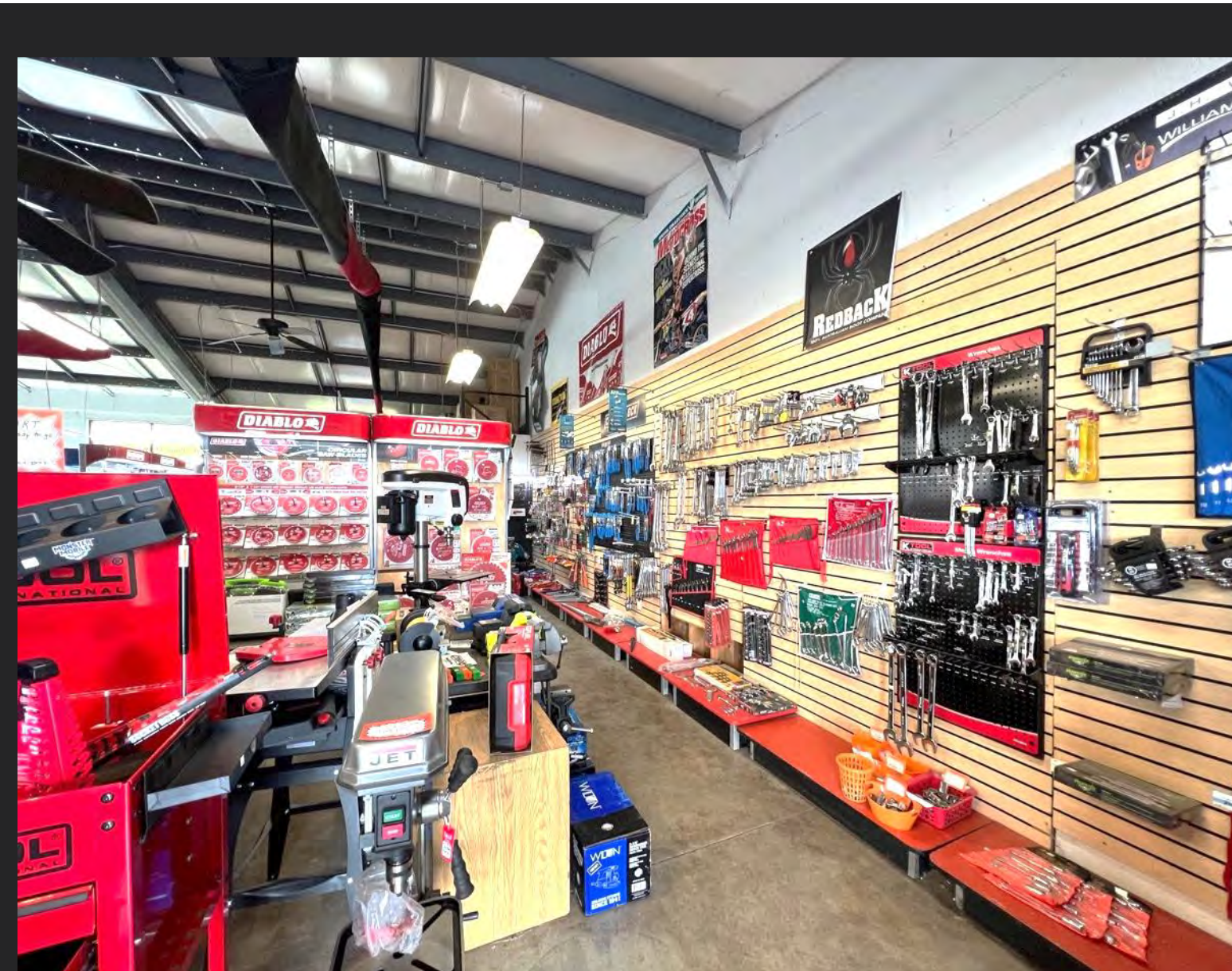
1995: Began selling online at SkywayTools.com

2005: Constructed new building for the business at
this location

SkywayTools.com and Skyway Tool Center sell quality tools at affordable prices, featuring tools by top brands like Viking, Bondhus, Grey Pneumatic, Chicago Pneumatic, Ingersoll Rands, and others.

Great, highly visible location with lots of parking, two driveways for easy ingress and egress. Nicely landscaped, beautiful place to shop, great tools at great prices, room to expand and even add more signage!

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PROPERTY

Building Size
6702 +/-SF

Lot size:
0.55 Acre

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MAIN FLOOR:

Built on strong foundation with steel building with stucco, high ceilings, and metal roof. It has offices, sale counters, warehouse, and two bathrooms. A separate office with 1200 +/- SF has been leased to State Farm Insurance on \$1,850/month. There are 23 parking spaces.

SECOND FLOOR:

4 personal offices with bathroom and kitchen. Network & cable ready. Can also be used as Owner's or Manager's residence. This floor is 1200 +/- SF

SOLAR:

\$60,000 solar system was installed in 2015. Solar is paid off.





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Summary

It's a beautiful building with established business. Quality and planning shows in everything, tools, building, maintenance, and location!

Situated at the 4-way intersection with traffic lights.

A great place for a head-office to market and sell products on site and online!

If interested in proceeding with the purchase, please complete Buyer Profile and sign NDA form which can be downloaded from property website:

<https://bizandland.com/toolcenter>

We are experienced Business and Commercial Brokers; contact us to sell your business and/or Commercial Property in California and Nevada.

**CENTURY 21
COMMERCIAL**

What kind of buyer we
are looking for?



A person or the company who
has the vision to get the best use
of this great location, beautiful
building, and established
business!

We can help with purchase
process!

INTEGRITY TRUST SERVICE

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