



MAXIM PHYSICAL THERAPY BUILDING

2321 COURT ST, REDDING, CA 96001

Jess Whitlow, CCIM
Broker Associate/Consultant
530.605.5169
jess@coxrec.com
coxrec.com

OFFICE BUILDING FOR SALE

PROPERTY SUMMARY

2321 COURT ST, REDDING, CA 96001



PROPERTY DESCRIPTION

5,329 SF standalone building located in West Redding currently used for an outpatient physical therapy office, but could be easily converted to conventional medical use or professional office! Floorplan includes waiting room, large reception area, 6 plumbed exam rooms (or offices), one conference or cold plunge room, 3 private offices, large open work area or therapy gym, production area, multiple restrooms and lower level with windows for additional working space or gym.

Maxim Physical Therapy Business also available for sale, contact listing agent for more information.

PROPERTY HIGHLIGHTS

- High demand West Redding location - close to both hospitals, medical community, legal community, new court house and high residential demographics
- Well established PT business with excellent reputation can be purchased with or without the building

OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	0.35 Acres
Building Size:	5,329 SF
APN:	104-180-057
Zoning:	RED G0 - General Office

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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INTERIOR PHOTOS CONTINUED

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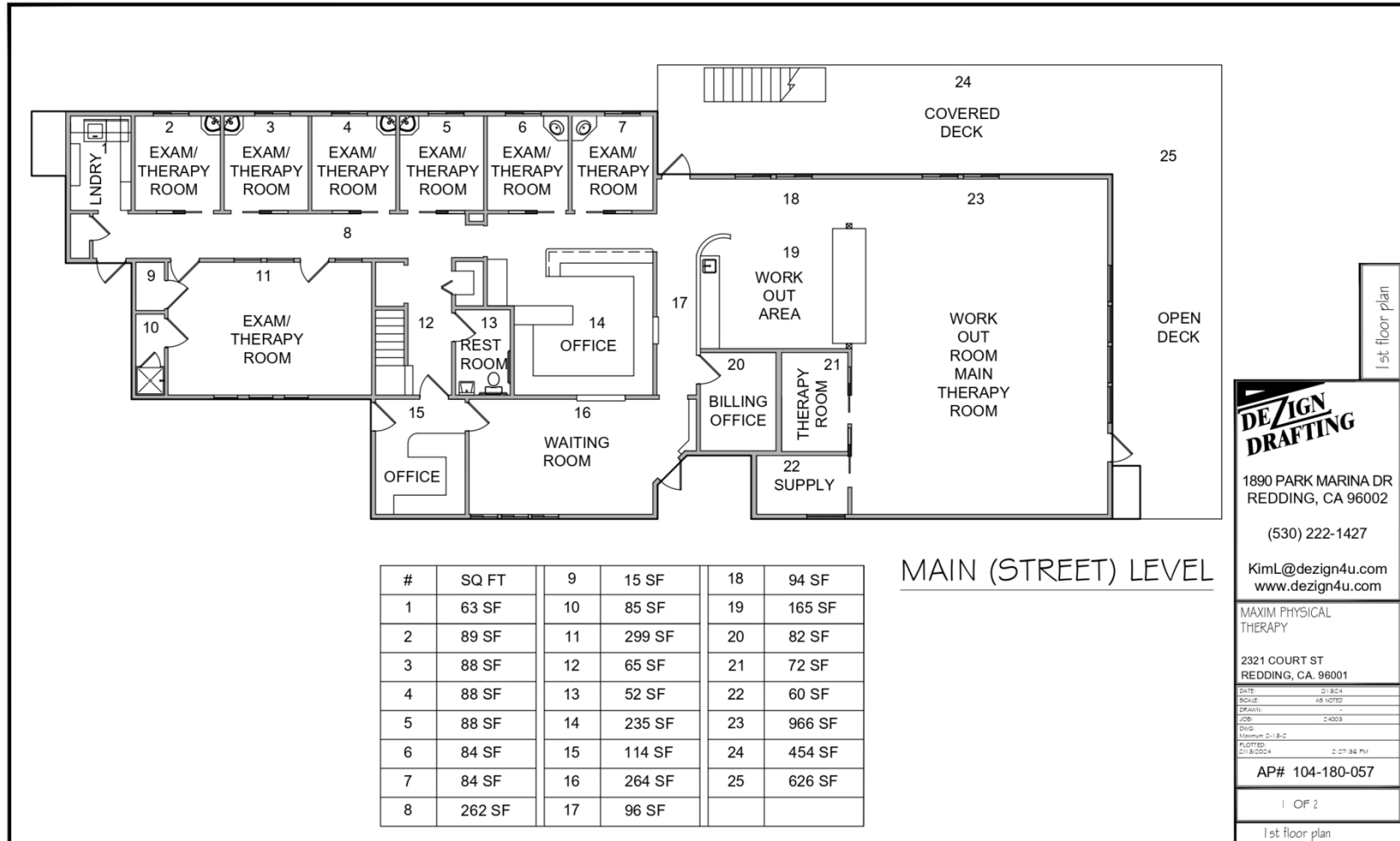
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MAIN (STREET) LEVEL FLOOR PLAN

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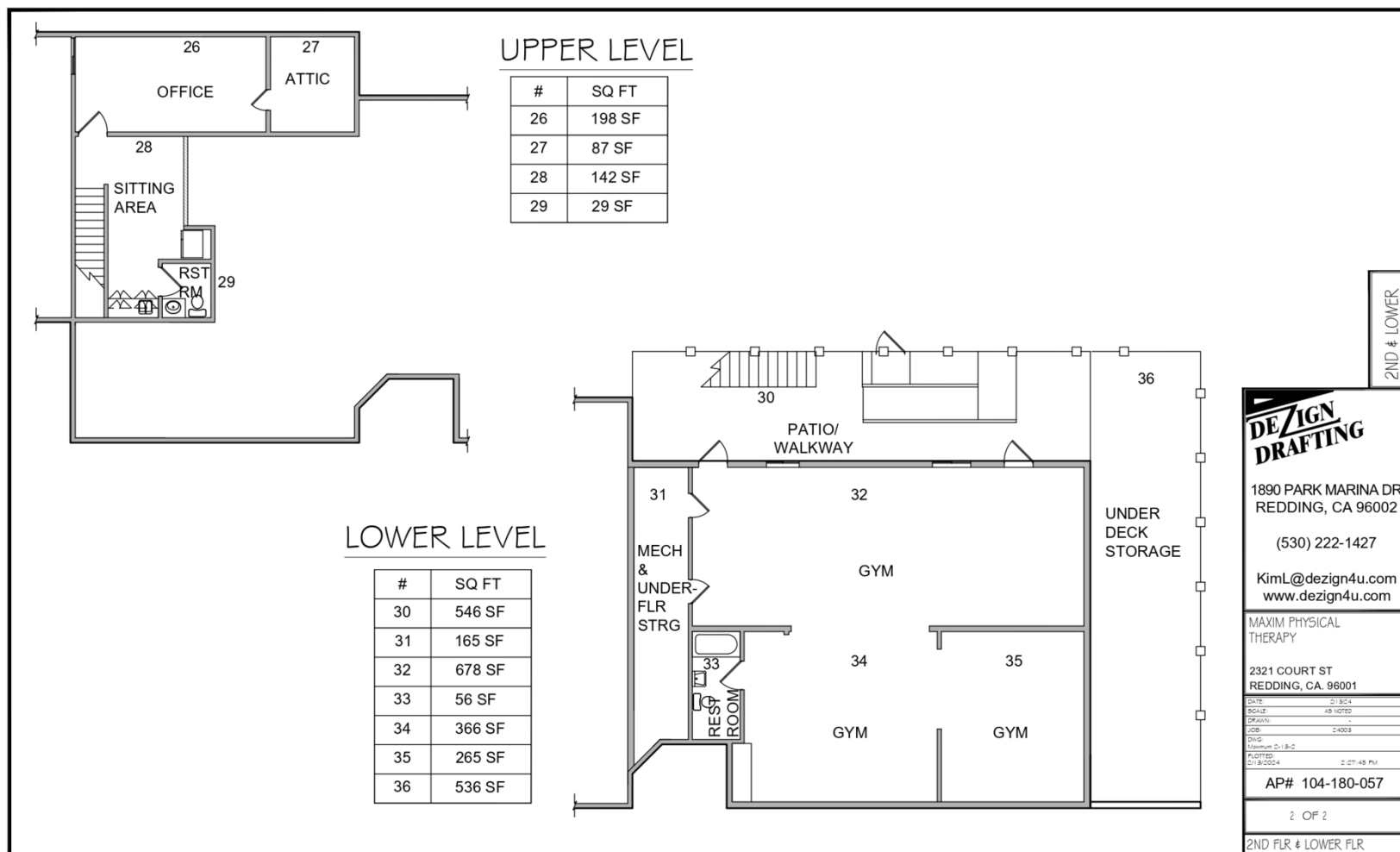
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LOWER LEVEL & UPPER LEVEL FLOOR PLANS

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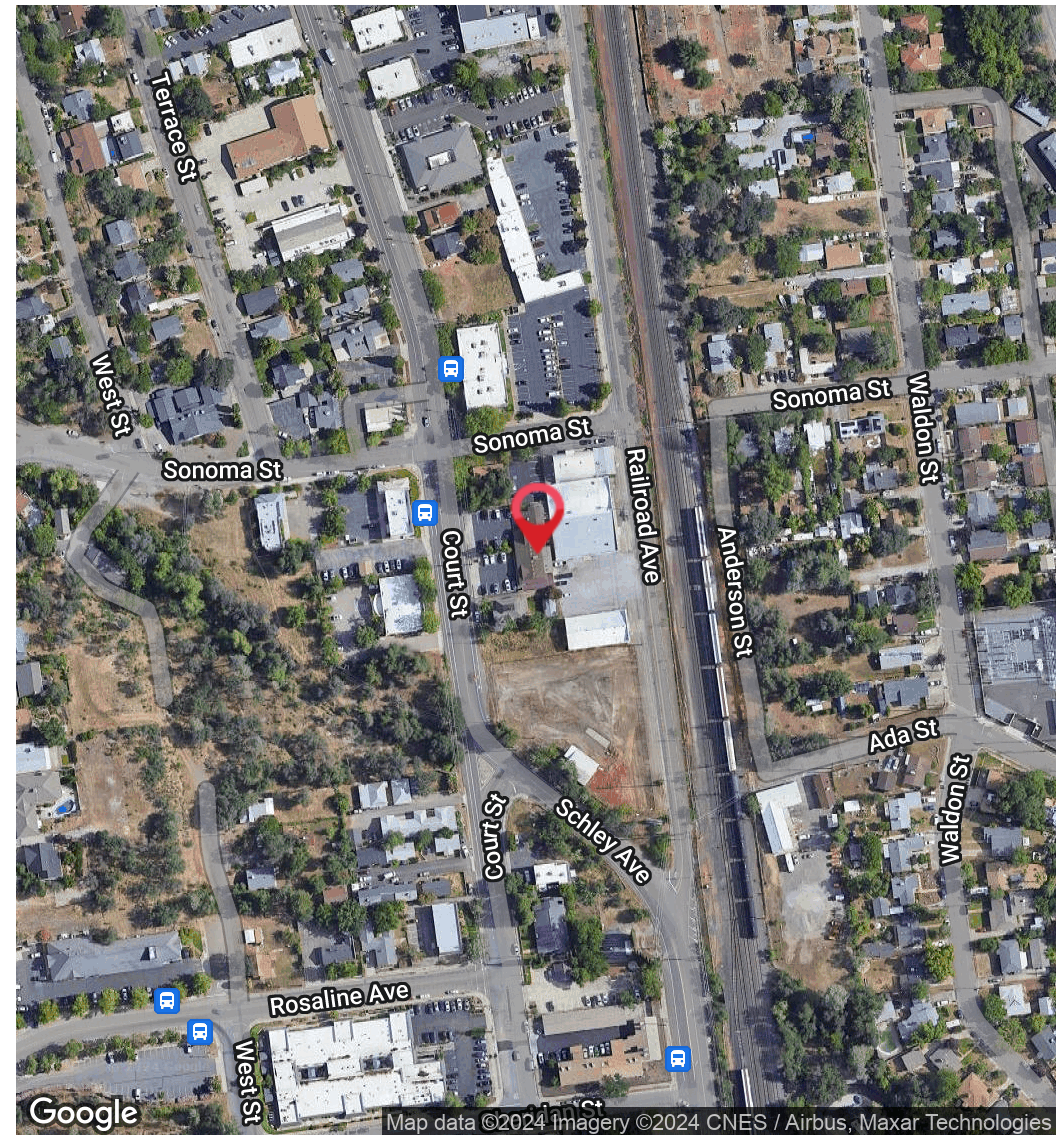
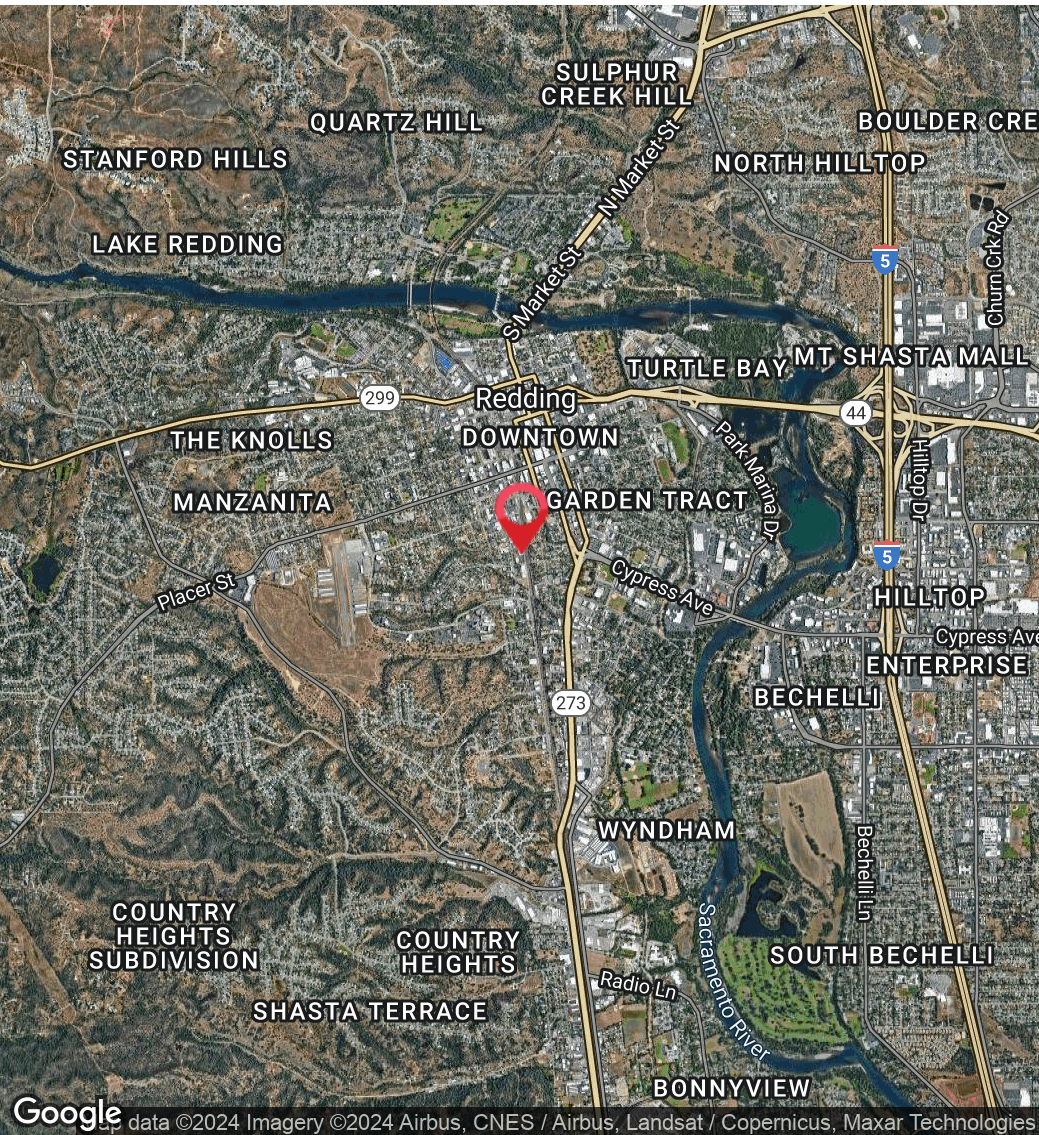
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LOCATION MAPS

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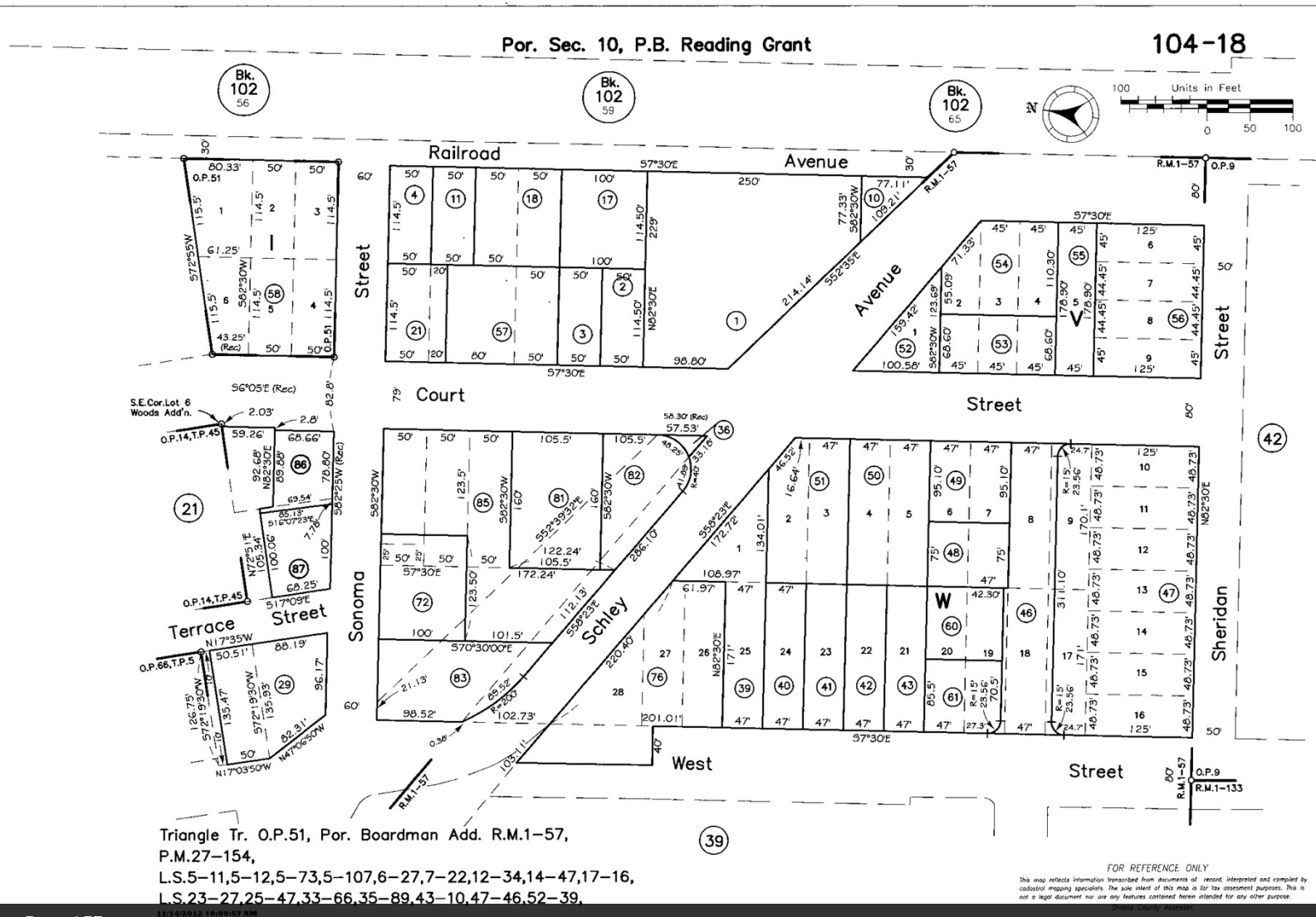
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ASSESSOR PARCEL MAP

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Subject Parcel is identified as Parcel 57

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DEMOGRAPHICS MAP & REPORT

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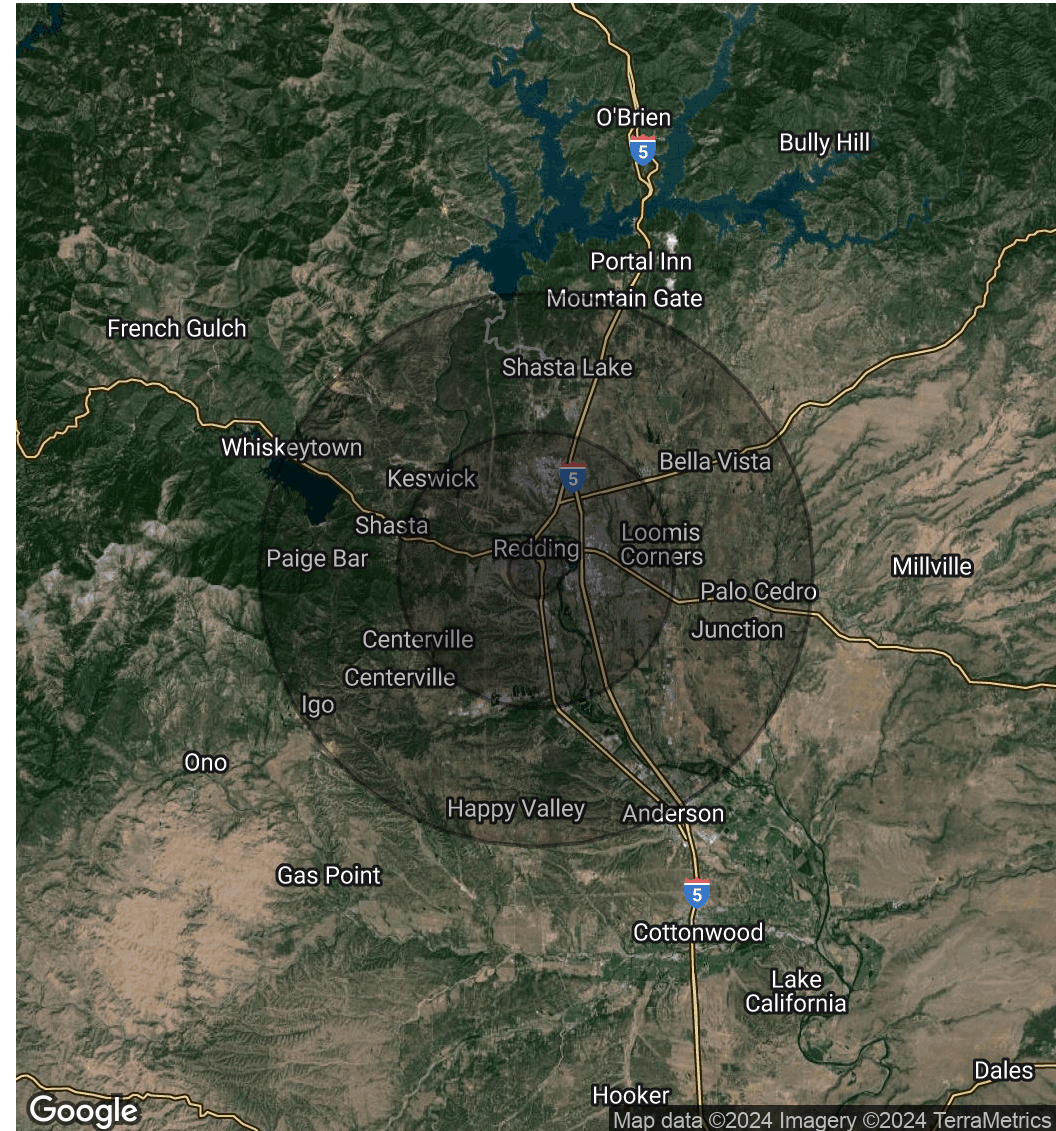
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,524	92,330	137,486
Average Age	38.2	39.8	41.0
Average Age (Male)	35.1	38.3	39.2
Average Age (Female)	39.4	40.9	42.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,259	39,085	57,910
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$53,720	\$70,910	\$71,803
Average House Value	\$209,405	\$270,615	\$270,955

2020 American Community Survey (ACS)



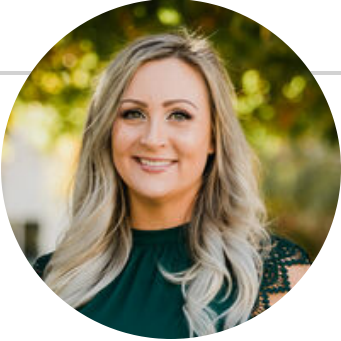
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MEET THE BROKER

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PROFESSIONAL BACKGROUND

Jess is an experienced commercial real estate broker with a background in property management. She has worked in real estate since 2008 in the Los Angeles, Phoenix and Redding markets. She grew up in Redding and knows the Northern California regional market inside and out. Jess is consistently the most active commercial real estate broker in Redding based on the number of transactions handled each year. Her clients appreciate her exceptional client service, professionalism, dedication and responsiveness. She is passionate about commercial real estate because of the ability it provides to work with local investors, businesses and non-profits to help them meet their goals and being able to help them find creative solutions to their obstacles.

She has worked with many local non-profit organizations in a volunteer capacity such as Redding Rotary, Leadership Redding, Shasta Community Foundation and Turtle Bay Museum. Jess enjoys exploring the many outdoor adventures that Northern California and surrounding areas offer including hiking, paddle boarding, kayaking, ziplining and snowboarding.

EDUCATION

Jess holds a B.S. in Sociology with a minor in Psychology from the University of California, Santa Barbara.

She has completed the CCIM curriculum to become a Certified Commercial Investment Member

She is a licensed California Real Estate Broker

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

ICSC - International Council of Shopping Centers

California Association of Realtors Member

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