

# For sale

Former truck stop with large,  
paved, interstate frontage land

Sale Price: \$6,000,000

3524 S 99 W Highway  
Corning, CA 96021

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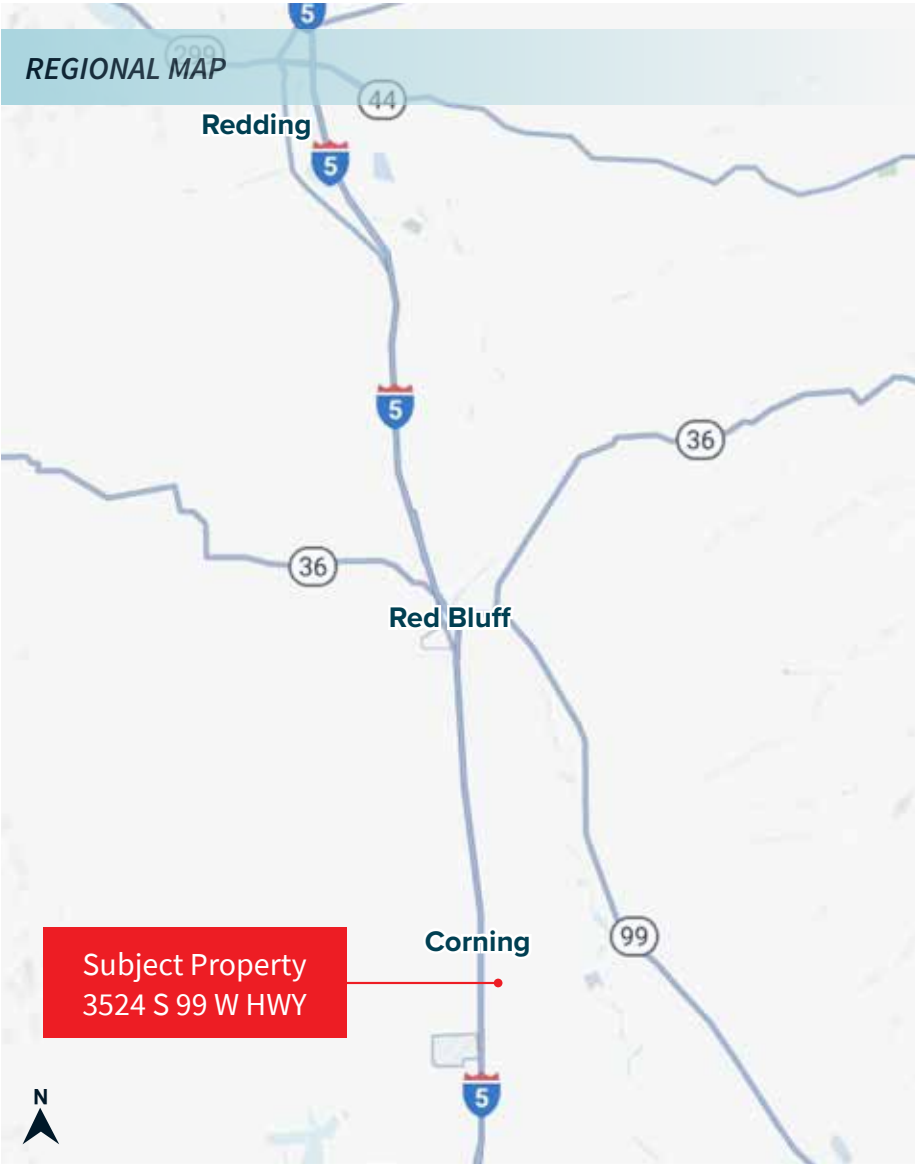
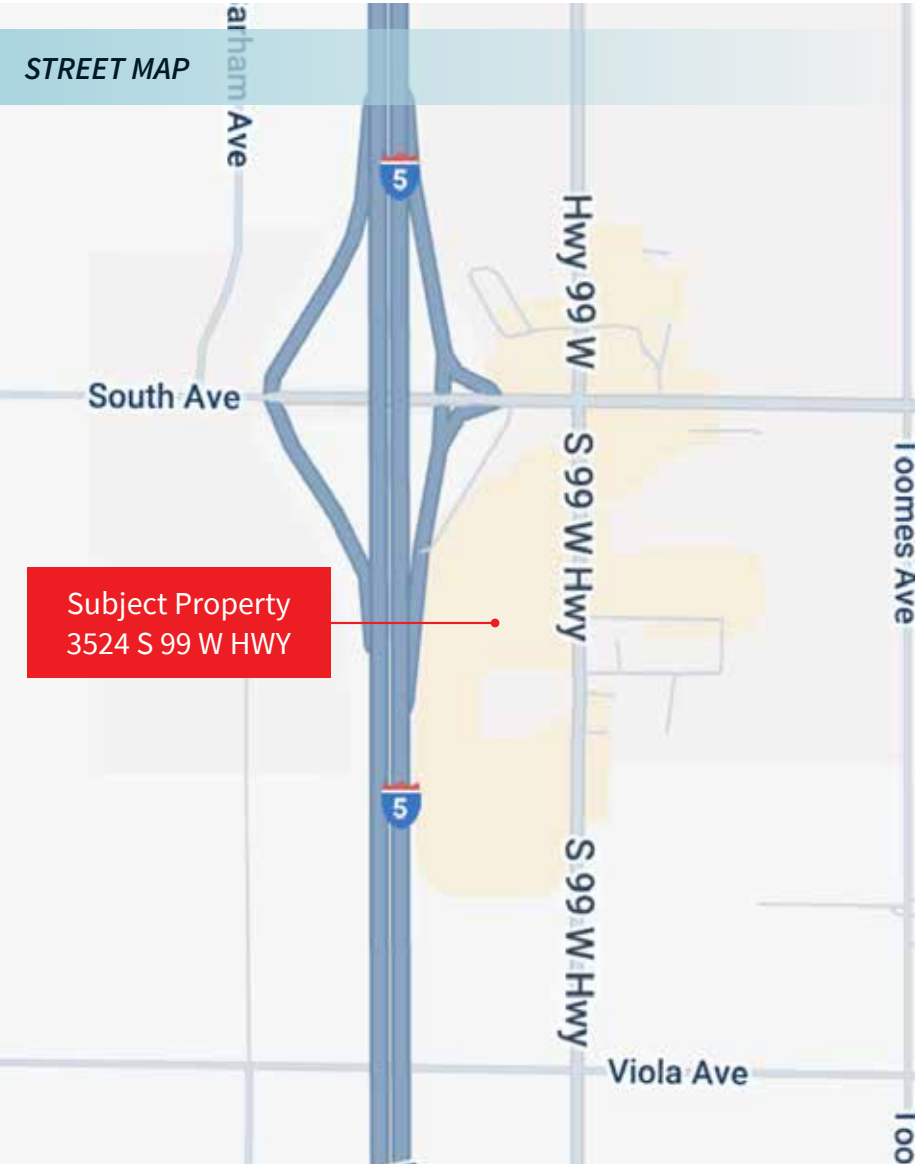


## Property features

- Total available acres: ±23.30
- Total available SF: ±37,852
  - shop building: ±13,674 SF
  - travel stop building: ±24,178
- APNs:
  - 087-090-013-0000
  - 087-090-042-0000
  - 087-090-041-0000
  - 087-090-069-0000
- Zoned C-3 General Commercial
  - (Tehama County)
- Deed restricted for gas and convenience store
- Several parcels can be sold separately
- Large paved yard area
- Drive-through capability
- Close proximity to I-5
  - approximately 0.5 miles at either South Ave or Viola Ave exits



# Location Maps



MAP NOT TO SCALE

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**Contact us for more information:**

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