

# 1709 SHERMAN AVENUE

CHICO, CA 95926 | MLS #: SN19190435

**\$299,950** | 3 BEDS | 2 BATHROOMS | 2 CAR PARKING | 1438 SQUARE FEET



View Online: <http://www.mysinglepropertywebsites.com/86212>  
For Instant Photos: Text 437814 To 415-877-1411

Great opportunity for a 2 unit charmer! Not only do you get a 2 bedroom 1 bath classic Chico Charmer which features 888 square feet of living space. Also included in this sale is a 550 square foot studio which had previously been rented for \$650/mo. The back studio unit has its own side access, private garden area and updated recessed lighting. Main home has newer carpet in the living area and 1 of the bedrooms, the other bedroom features hardwood floors. Don't pass up this great opportunity for a small family who is looking for potential rental income or even a parent-student investment opportunity.

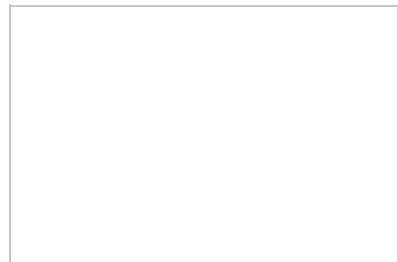
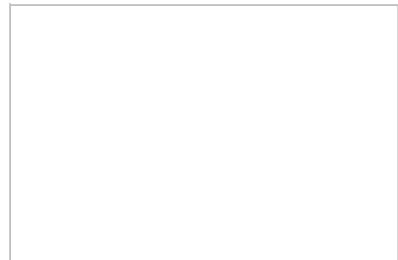
Ricky Nystrom

530.520.6382

People's Choice Brokers

#02037082

- Two Homes on 1 Lot
- Hardwood Floors
- Alley Access



## AGENT INFORMATION



### Ricky Nystrom

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### People's Choice Brokers

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Disclaimer: All information deemed reliable but not guaranteed.

## ABOUT RICKY NYSTROM

I've been a Real Estate agent for 2.5 years now. I wanted to find a career that could use my passion of helping others and still be in a teaching role. I was in management for the past 10 years and love the training and development of others.