

## Rio St. Fourplex

Tehama County, California

\$595,000 | 0.13 Acres

931 Rio St  
Red Bluff, California

Here is a very nice 4-plex in excellent condition and in a quiet downtown location overlooking the Sacramento River and Mt. Lassen in the distance. Easy walking to Red Bluff shops, restaurants, and services. The property has one 2-bedroom 1-bath and 3 1-bedroom 1-bath apartments.



### PROPERTY HIGHLIGHTS

- Four-Plex in Downtown Red Bluff
  - Unit #1 is a 2 bed, 1 bath
    - 1,043 sqft
  - Unit #2 is a 1 bed, 1 bath
    - 581 sqft
  - Unit #3 is a 1 bed, 1 bath
    - 270 sqft
  - Unit #4 is a 1 bed, 1 bath
    - 360 sqft
- This property is meticulously maintained with new mini-splits in each unit
- Located within walking distance to shops, restaurants, entertainment and services
- Backyard has a nicely landscaped common area/courtyard



**SCOTT SODER**  
Real Estate Agent  
BRE# 00984623  
Cell: (530) 727-7572  
[scottsoder@aol.com](mailto:scottsoder@aol.com)