



**FOR SALE \$380,000 | 1005 FOWLER WAY, PLACERVILLE, CA,
95667 | ±736 SF**

PROPERTY OVERVIEW

**FREESTANDING OFFICE/MEDICAL BUILDING IN
PLACERVILLE**

LOCATED WITHIN ESTABLISHED MEDICAL CORRIDOR

POSITIONED ONE BLOCK FROM HOSPITAL

**IDEAL FOR OWNER-USER SEEKING LONG-TERM
OCCUPANCY**

**STRONG ALTERNATIVE TO LEASING WITH EQUITY
GROWTH POTENTIAL**

THIS ATTRACTIVE FREESTANDING OFFICE/MEDICAL PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR OWNER-USERS TO CONTROL THEIR WORKSPACE WHILE BUILDING EQUITY. WELL-SUITED FOR MEDICAL, DENTAL, THERAPY, WELLNESS, OR OTHER PROFESSIONAL USES, THE PROPERTY IS IDEALLY LOCATED WITHIN PLACERVILLE'S ESTABLISHED MEDICAL CORRIDOR, JUST MOMENTS FROM THE HOSPITAL AND NEIGHBORING PROFESSIONAL FACILITIES.

THE INTERIOR OFFERS A PRACTICAL AND EFFICIENT LAYOUT, FEATURING TWO PRIVATE OFFICES OR EXAM ROOMS, A CONVENIENTLY POSITIONED RESTROOM BETWEEN THEM, AND A WELCOMING RECEPTION AREA COMPLETE WITH A FRONT DESK FOR CLIENT OR PATIENT INTAKE. ADDITIONAL AMENITIES INCLUDE TWO LOCKABLE STORAGE CLOSETS AND A PRIVATE OUTDOOR SEATING AREA FOR STAFF OR VISITORS.

BENEFITING FROM STRONG VISIBILITY, EASY ACCESSIBILITY, AND A PRIME LOCATION AMONG ESTABLISHED MEDICAL AND PROFESSIONAL USERS, THIS PROPERTY PROVIDES A COMPELLING ALTERNATIVE TO LEASING. IT IS AN IDEAL SOLUTION FOR PROFESSIONALS SEEKING A LONG-TERM, OWNER-OCCUPIED SPACE WITH ROOM TO GROW.

OFFERING DETAILS

PRICE: \$380,000

BUILDING SIZE: ±736 SF

LOT SIZE: ±0.23 ACRES

YEAR BUILT: 2002

APN: 004-051-038-000

ZONING: BP (BUSINESS PROFESSIONAL)



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**CAPITOL COMMERCIAL REAL ESTATE & BUSINESS SALES
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IMAGES



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