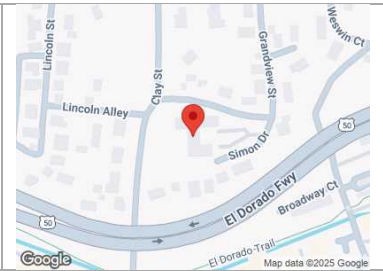


2929 Grandview St, Placerville, CA 95667-4635

LP:  \$1,495,000	Status: Active 06/06/25	Area: 12701	DOM/CDOM: 178/406
Price/SqFt: \$94.44	SqFt: 15,830 / Assessor Auto-Fill	Year Built: 1952	Lot Acres: 1.4800



[View All \(58\)](#)

[Map](#)

Primary Showing Contact: Doug Hus		
Type: Agent	Phone: (916) 719-0543	Ext:
Secondary Showing Contact: Wendell Smith		
Type: Agent	Phone: (916) 799-1001	Ext:
Showing Instructions: Appointment Only,Call Showing Contact,Vacant,See Remarks		
Gate/Access Code:		
Lockbox Location:		
Occupant Type:		
Property Manger Name:		
Property Manger Phone:		
Special Listing Conditions: None		
Listing Service: Full Service		

Property Subtype: Office	Lot SqFt/Source: 64469 / Assessor Auto-Fill	Construction Mtrls: Block,Steel,Concrete,Glass,Wood
County: El Dorado	Lot Size Dim: Buyer to verify	Foundation: Slab,Concrete
APN: 002-131-022-000	Signs:	Parking Features: Open,Private,Uncovered,See Remarks
2nd APN:	County Use Code: Professional Office	Total Parking Spaces: 40
Building Name:	Current Use: None,Office	Percent Office: %
Zoning: BP/H - Business Professional/HI		
Census Tract: 311		

Building Class:	
Location: Airport Nearby,Neighborhood,Freeway Nearby,Restaurant Nearby,Hospital Nearby,Shopping N	
Building Features: Meeting Facilities,Multiple Tenant Building,Pole Sign,Reception Area,Conference Room,Control Room,Medical,Professional Service,Dental,Storage,Other	
Business Type:	
Structure: Mixed Use,Attached,Office	
Levels: See Remarks	
Stories: 2	Total Units: 1
# of Buildings:	Floor #:
Office SqFt:	Retail SqFt:
Cost per SqFt:	Industrial SqFt:
# of Floors: 2	# of Offices:
# of Elevators:	# of Restrooms: 5
# of Tenants:	# of Truck Doors: 2
Dock Doors:	
Loading: Drive-In,Ground Level Dock,Clearance 8'-12',See Remarks	
Load Factor:	
Parking Clearance Height: ft in	
Parking Ratio: 0.00	
Daily Traffic / Source:	
Flooring: Tile,Carpet,Vinyl,Concrete,Varies by Unit	
Cooling: Central,Wall Unit(s),MultiUnits	
Heating: Central,MultiUnits	

Energy Efficient:	
Green Building Verification	
Type:	
Rating:	
Body:	
Year:	
Walls:	Sheetrock,Unfinished,Wood
Window Features:	Dual Pane Full
Property Condition:	See Remarks
Accessibility Features:	
Roof:	Composition,Shingle
Security Features:	Fire Extinguisher,Smoke Detector,Secured Access,Security Lights
Utilities:	Above Ground,Sewer Connected,Master Water Meter,Other
Electric:	3 Phase
Water Source:	Meter on Site,Water District,Public
Sewer:	Public Sewer
Irrigation Source:	Public District,Meter on Site
Topography:	Hillside,Lot Grade Varies,Upslope
Lot Features:	Cul-De-Sac
Road Frontage:	City Street
Frontage Type:	
Year Renovated:	
Yard Size:	

Owner Pays:	
Lessee Pays:	
Lessor Pays:	Ideally prefer single tenant user. Possibly 2 to 4 tenant space configurations available. Lease terms negotiable
Tenant Pays:	None,See Remarks
Vacancy Factor: 100%	% Leased:
Existing Lease Type:	
Types of lease(s): Modified Gross	

Lease Term:	Negotiable
Lease Deposit:	
Anchors Co Tenants:	
Major Tenant Phone:	
Minimum Lease (Yrs):	Maximum Lease (Yrs):
Net Rentable SqFt:	Rentable:

Financial Data Source:	Operating Expense:
Gross Scheduled Income:	Operating Expense Includes:

All data, photos, visualizations, and information regarding a property, including the property's compliance with state and local legal requirements and all measurements and calculations of area, have been obtained from various sources, and may include such material that has been generated by use of artificial intelligence. Such information and material have not been and will not be verified for accuracy by the listing broker or the multiple listing service, and are not guaranteed as complete, accurate or reliable. Such information and material should be independently reviewed and verified for accuracy. This information and material are intended for the personal use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

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Net Operating Income:		Maintenance Expense:		Utilities Expense:	
Income Includes:           None		Management Expense:		Taxes Expense:	
Gross Rent Multiplier:		Cap Rate: %	Insurance Expense:		Other Expense:
Disclosures /Documents: Blueprints Available			Bonds/Asmts/Taxes:		
Agent:           Doug Hus (ID:EHUSDOUG) Primary:916-719-0543 Secondary:916-719-0543 Lic:01262840			Agent:           Wendell E Smith (ID:EWENDELL) Primary:916-799-1001 Secondary:916-799-1001 Lic:02004646		
Agent Email:   DougHus61@gmail.com			Agent Email:   wsmitheci@gmail.com		
Office:           Capital Valley Realty Group (ID:01CVRG) Phone: 916-719-0543 Lic:01511071			Office:           Capital Valley Realty Group (ID:01CVRG) Phone: 916-719-0543 Lic:01511071		
Listing Agreement: Exclusive Right To Sell		Possession:           Close Of Escrow,Negotiable			
Current Financing: Treat as Clear		Terms:                Cash,Conventional,SBA Loan,Submit,Lease Option			
Type of Sale:       Owner User		Cost Per SqFt:       \$0.00			
Entry Date:        06/06/25		On Market Date:     06/06/25		Expiration Date:  06/30/26	
Original Price:     \$1,695,000		Last Price Change Date:  12/01/25			
Private Remarks: Property is zoned BP/H (see attached City BP Zoning information) which is Business and Professional with a Historical overlay zone. It is possible to explore other uses like senior care, memory/dementia care, private schools but that would require a City of Placerville General Plan amendment and zoning amendment. Contact Pierre Rivas, Planning Director at the city for more information. Floorplans attached.					
Public Remarks: Now priced under \$95/SF for this commercial office/flex building made of solid block/concrete construction and consisting of 15,830SF. It sits on 1.48 acres with 40 lined parking spaces. Both front and back parking lots were recently resealed and restriped (more parking possible on property too). This neighborhood location adjacent the downtown core and close proximity to Hwy 50 allows for easy access and walkable dining/shopping for employees. The building has had several updates over the years including ADA compliance work, revamped restrooms, updated energy efficient tinted windows and more. The window views from the interior office spaces and common areas are impressive. Permitted uses outright include: Professional services, medical/dental, hospitals, laboratories, pharmacies, medical training, Public buildings and other related facilities. The property is also for lease in its entirety or can be demised into a few suites to accommodate other specific uses. Contact broker for more information on leasing.					
Directions to Property: Exit Hwy 50 into downtown Placerville. Head towards Cedar Ravine Rd intersection on Main Street. Turn on Clay Street and pass under Hwy 50 overpass. Right on Grandview Street to property on right.					
Cross Street: Clay Street					