



2197 Lake Tahoe Blvd

2197 Lake Tahoe Blvd, South Lake Tahoe, CA 96150



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\$1,900,000

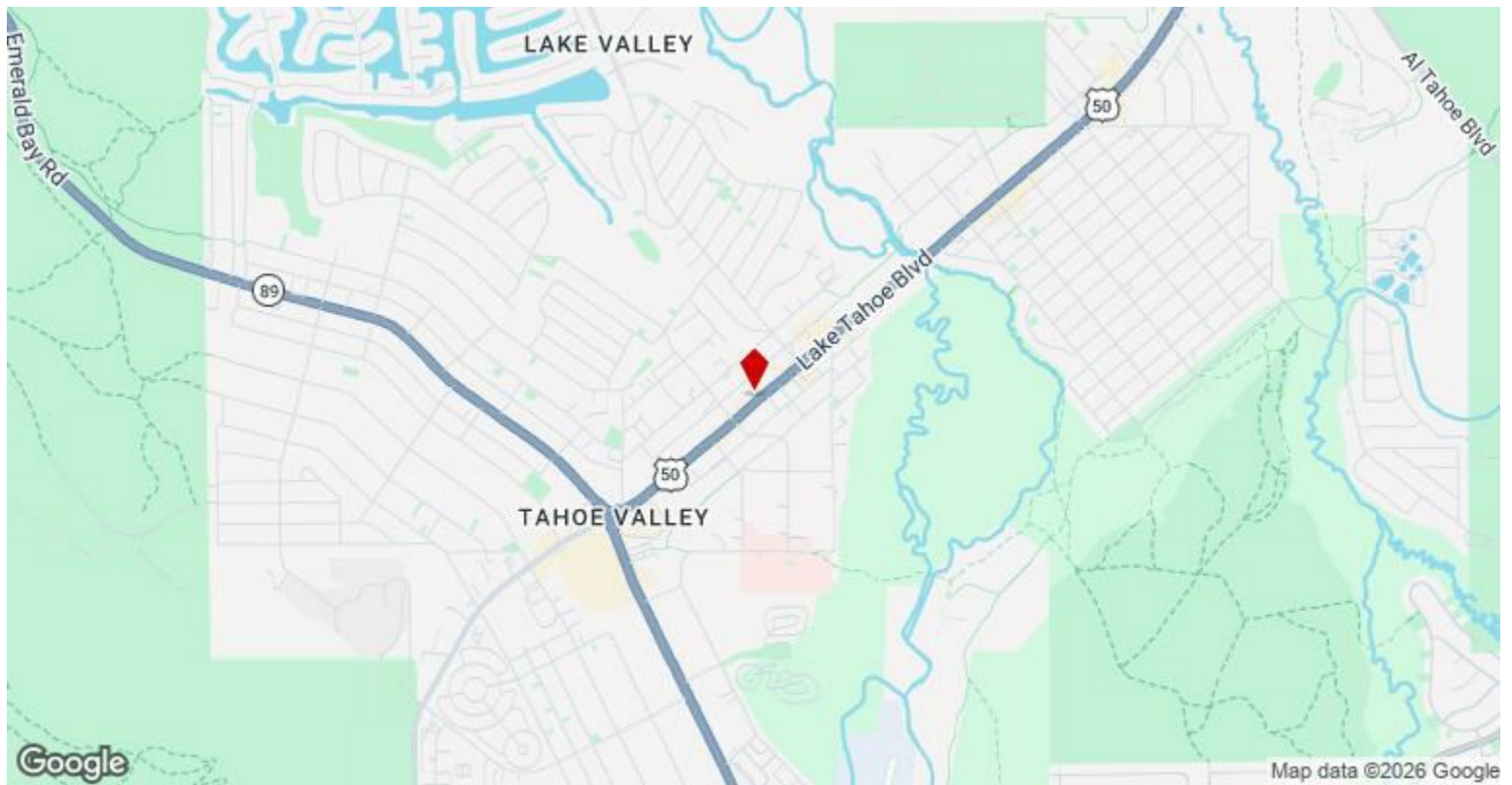
Prime Highway 50 frontage mixed-use property offering 8 rental units and exceptional visibility in a high-traffic corridor. This strategically positioned asset will combine commercial and residential income streams, providing investors with strong, diversified cash flow. The property sits on direct highway access in the front and James Avenue at the rear, ensuring maximum exposure and ease of ingress and egress for both commercial tenants and residents alike. The large lot provides for expansion capability. The commercial component benefits from outstanding drive-by traffic counts, making it an ideal location for retail, office, or service-based businesses. The property is currently vacant. This is a rare opportunity to acquire a mixed-use asset with significant upside potential and space for expansion. through rent growth and value-add improvements. Ideal for the seasoned investor seeking a foothold in one of the region's most visible and traveled commercial corridor....



Price:	\$1,900,000
Property Type:	Retail
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.50 AC
Gross Building Area:	3,895 SF
No. Stories:	2
Year Built:	1942
Tenancy:	Multi
Parking Ratio:	6.68/1,000 SF
Zoning Description:	GC1
APN / Parcel ID:	023-211-040-000
Cross Streets:	NWC Hwy 50 & 3rd St
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
A Massage At Tahoe	-	
Adam T Spicer Law Office	-	
Gold Country Bail Bonds	-	
Integrity Locksmith	-	
Jay Kniep Land Planning	-	
Terry's Apollo Plumbing & Heating Inc	-	



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Property Photos



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Property Photos

