

INVESTMENT SUMMARY

Offered for sale is a prime commercial property located at 350 Main Street in the heart of historic downtown Murphys, CA. Positioned on a bustling corner lot with premium Main Street frontage, this property offers immediate income from two established tenants and significant opportunity to expand and increase long-term returns.

BUILDING FEATURES

The main building includes a popular tasting room, restaurant, and storage area, along with indoor and outdoor seating that enhances customer experience and visibility. The property includes two restrooms—one shared and one private for tenant use—and three dedicated parking spaces in the rear for tenant use.

EXPANSION & DEVELOPMENT POTENTIAL

This offering includes significant value-add potential through future development of currently unused or underutilized areas:

- **Corner Addition (Planned):** 1,142 SqFt – rough plans available; can be constructed to generate new lease income
- **Barn Renovation:** 954 SqFt – currently used as storage; could be converted to income-producing commercial space
- **Barn Expansion:** 746 SqFt – additional storage space with potential for future buildout

These expansion opportunities position the property for increased revenue and ROI over time, with flexible zoning that accommodates a wide range of commercial uses.

LOCATION HIGHLIGHTS

Murphys is a premier tourism and wine destination in California's Sierra Foothills, known for its historic charm, vibrant downtown, and year-round visitor traffic. The property's central location and corner visibility make it ideal for restaurants, tasting rooms, retail, or boutique services.

HISTORY

Unique opportunity to own a piece of history! Historic Michelson Building, childhood home of famous physicist Albert Michelson. In 1907, Michelson was awarded the Nobel Prize in Physics, becoming the first American Nobel laureate in a science category. He was honored for his precision optical instruments and the spectroscopic and metrological investigations carried out with them, particularly his work on the speed of light.

CONTACT INFORMATION

For further details or to schedule a private tour, please contact:

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