

±5,040 SF MULTI TENANT OFFICE BUILDING *FOR SALE/LEASE*

2828 EASY ST, PLACERVILLE, CA 95667



Property Highlights

Suite 2 of ±1,260 SF and suite 3 of ±1,260 available now, totaling ±2,520 SF combined

±5,040 SF two-story office building with parking on both levels and a total of three suites

Zoned commercial (C)

APN# 325-120-041 (City of Placerville)

Built in 1961

High speed fiber AT&T available at the building

HVAC system ±8 years old

Well maintained office building with strong tenants

Offering Price: \$795,000

For Lease: \$1.60 PSF

Modified Gross (tenant pay utilities & janitorial)

*For more leasing
information contact*

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km Kidder Mathews

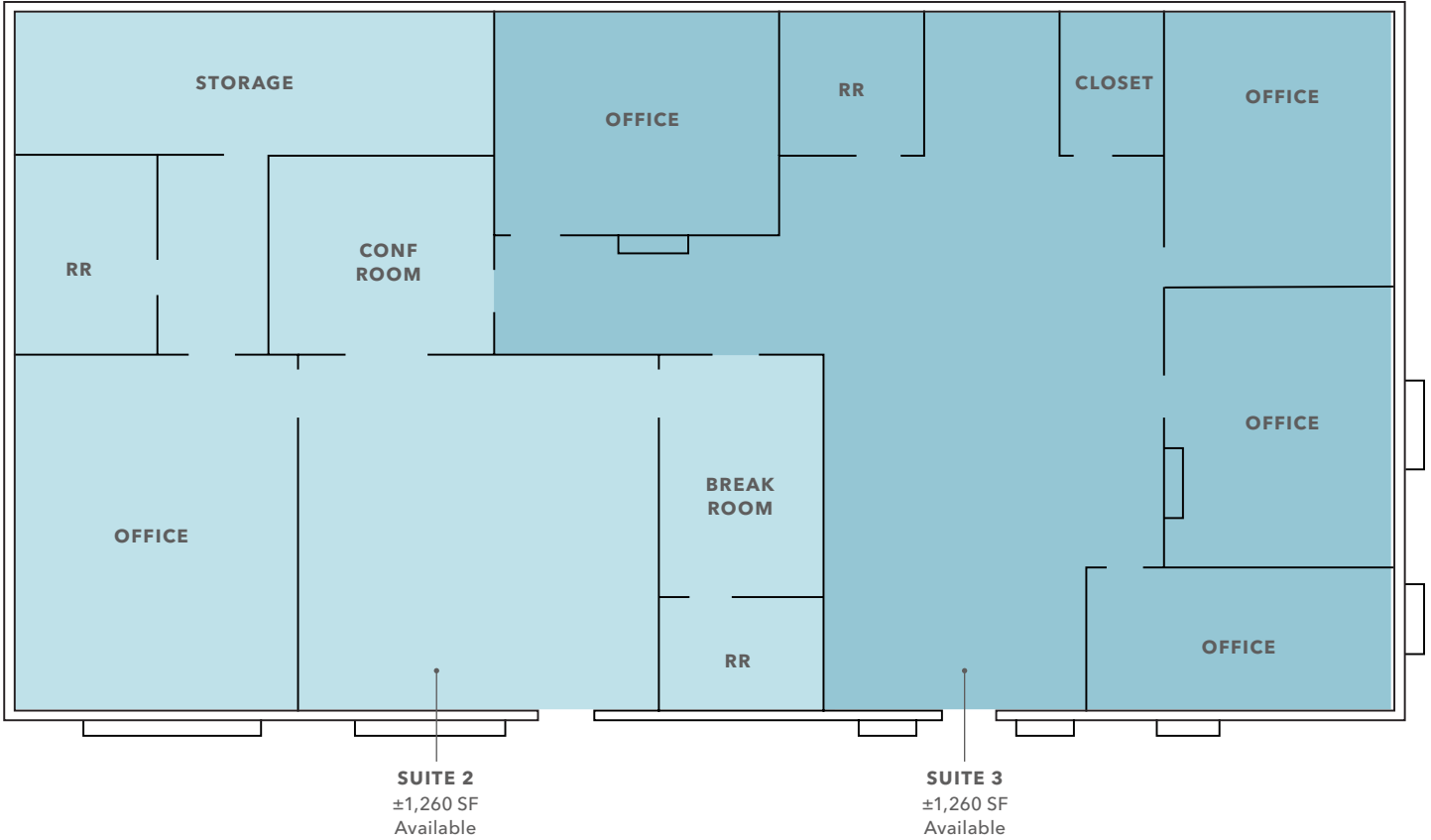


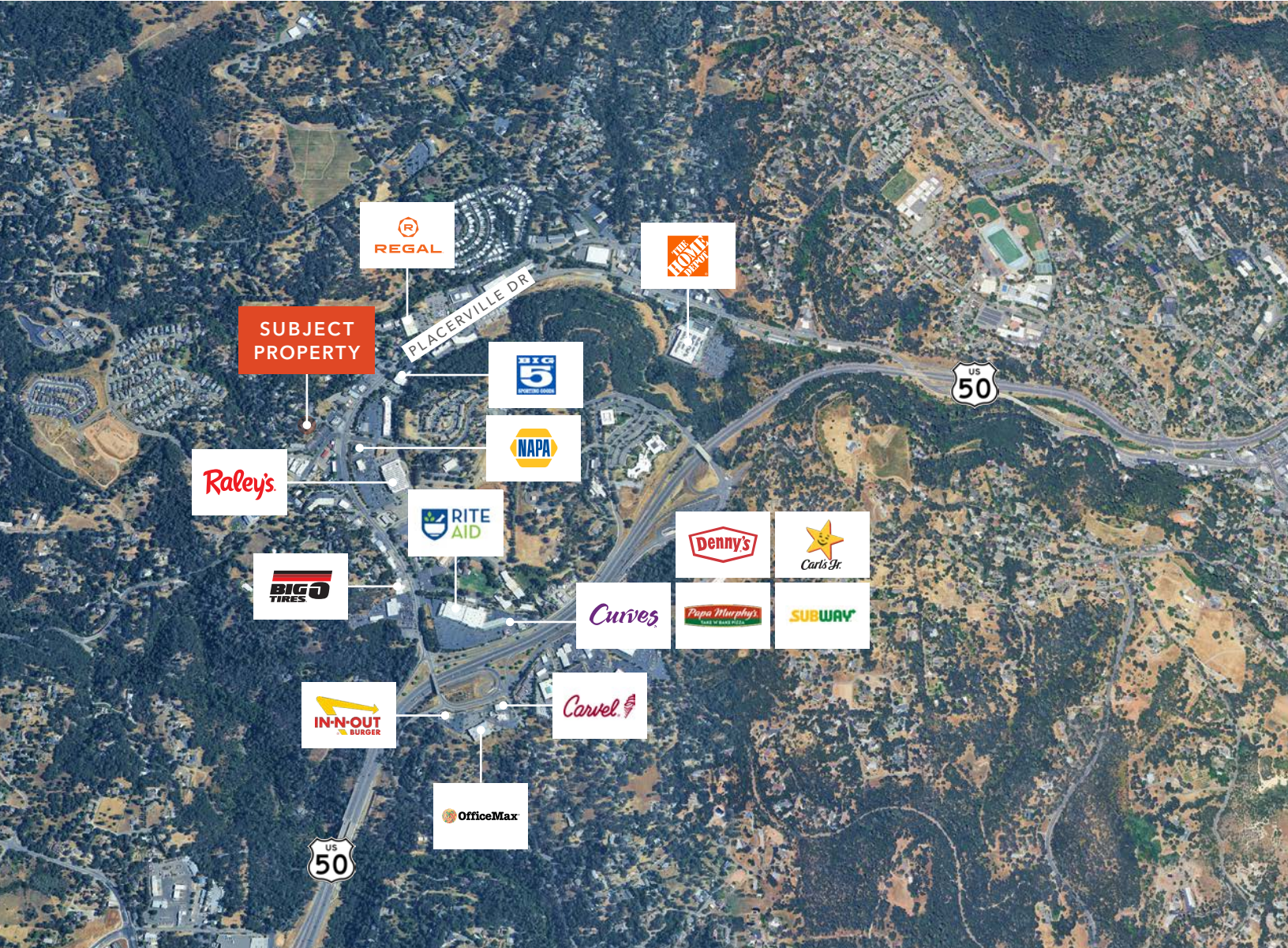


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FLOOR PLAN





DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
POPULATION	20,811	33,145	80,742
AVG HH INCOME	\$92,551	\$94,159	\$102,897
MEDIAN HOME VALUE	\$422,646	\$430,369	\$460,577
MEDIAN AGE	45.8	47.6	48.2
EMPLOYEES	16,138	18,818	28,287

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