

Auto Repair Facility

329 N Main St, Angels Camp, CA



Sale Price: \$1,550,000

RE/MAX GOLD COMMERCIAL
2998 Douglas Blvd, #125
Roseville, CA 95661



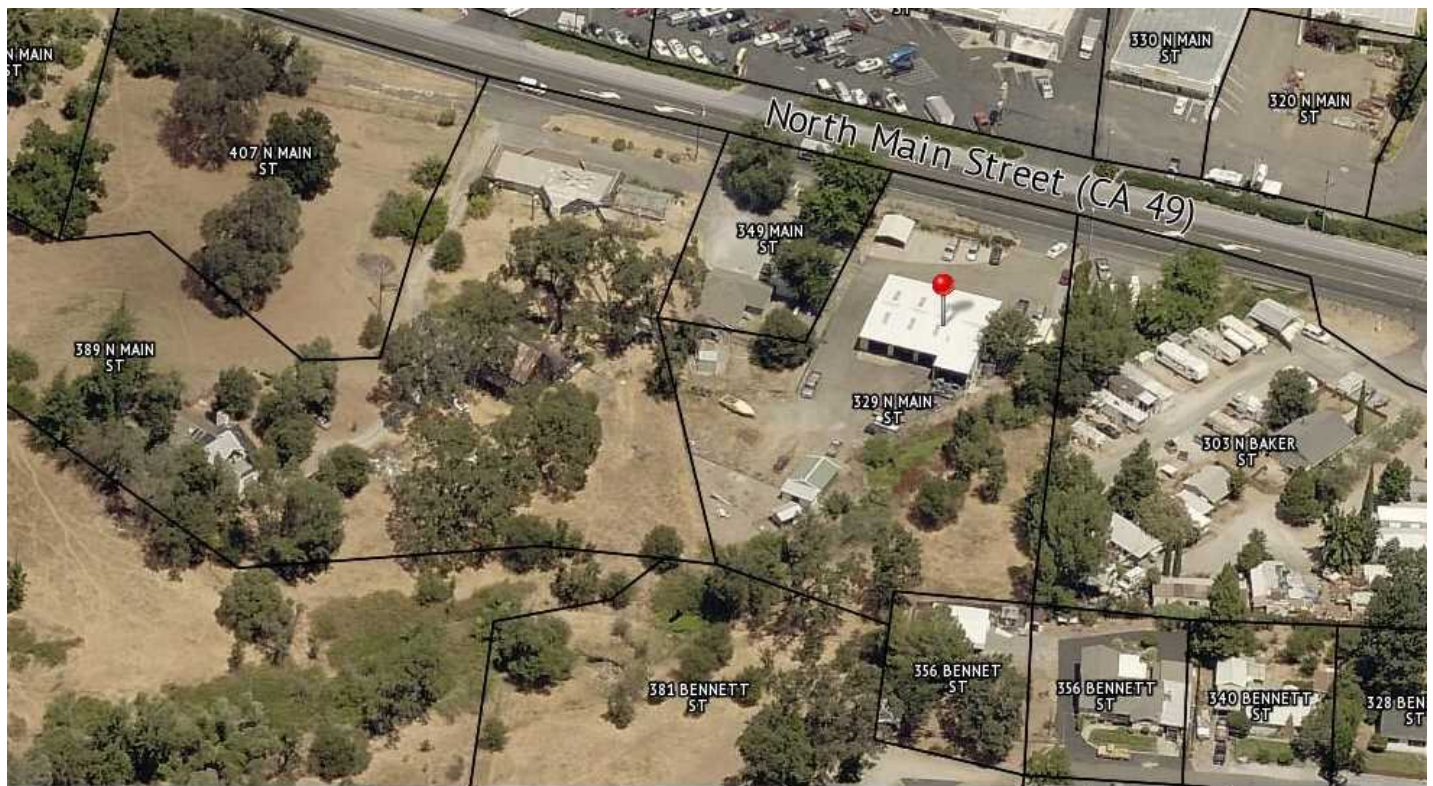
PRESENTED BY:

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PROPERTY SUMMARY

Angels Camp
329 North Main Street | Angels Camp, CA 95222



Property Summary

APN:	058-011-034-000
Available SF:	3,850
Building SF:	3,850
Construction Type:	Metal Building
County:	Calaveras
Grade Doors:	6
Lot Size:	0 SF
Price:	\$1,550,000
Signage:	Yes
Year Built:	2000
Zoning:	AC

Property Overview

Prime commercial location on 1.5+ acres near large national chain and across from retail strip mall with excellent visibility from well traveled Hwy 49 thoroughfare. Six bay auto repair facility, setup with four lifts, air compressor, wash rack, oil separator and much more.

Equipment and Business Assets sold separately includes auto lifts, wash area with oil/water separator, air compressors and much more. Tons of parking in front and back and room for expansion. There is a separate 450 sq ft storage facility in the back with electricity.

Location Overview

Angels Camp, CA, also known as City of Angels, is the only incorporated City in Calaveras County. The property fronts N Main Street or CA Highway 49, just North of CA Highway 4.

PROPERTY DESCRIPTION

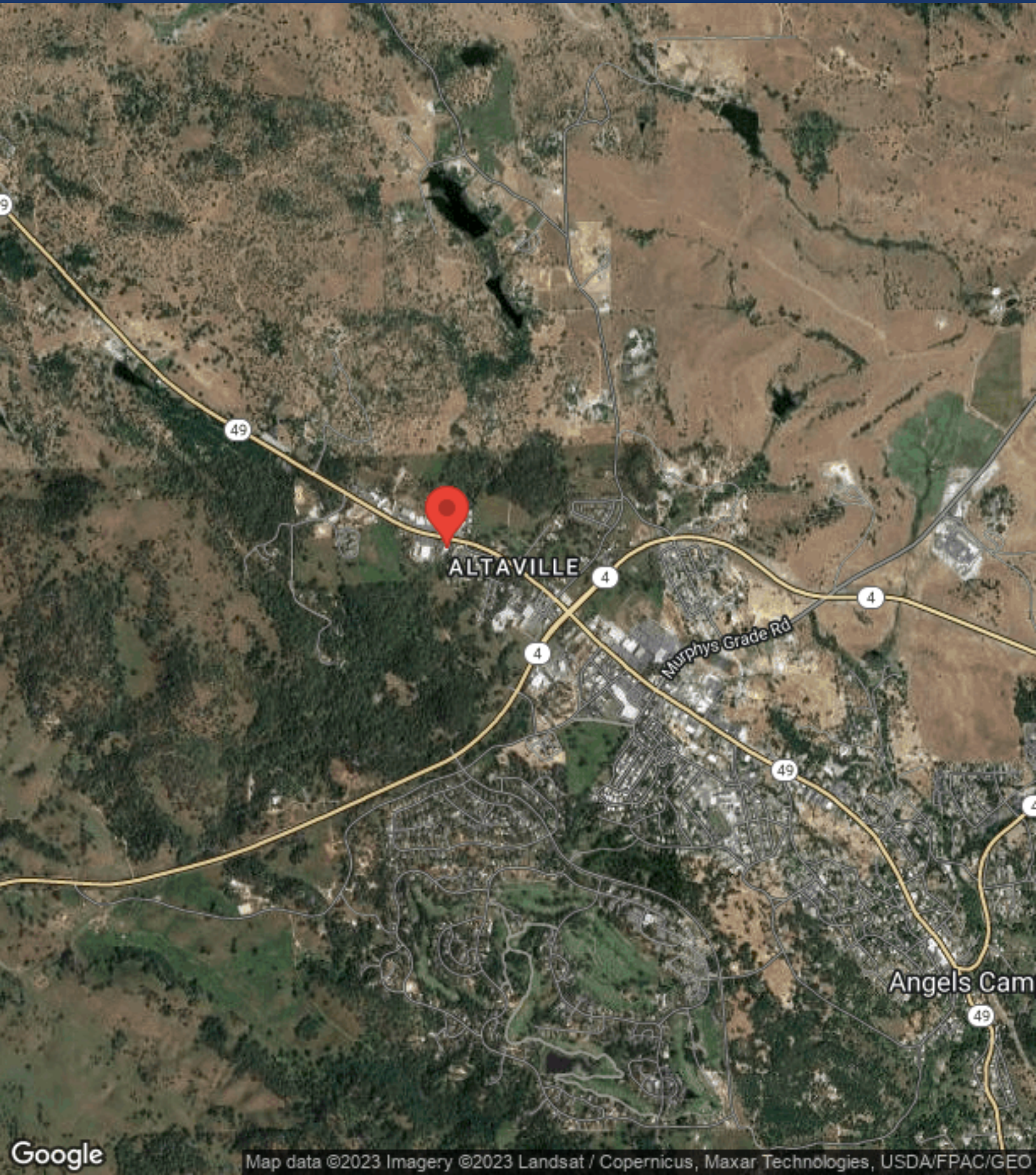
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Currently home to Wayne and Sons Automotive Repair, a successful mechanics shop in Angels Camp for almost 50 years. With the additional purchase of the fixtures, tools and equipment you can have a turnkey mechanics shop business or build out the space for another approved business type with the flexible Business Attraction and Expansion zoning. Numerous projects around and behind this location are slated that will create even greater accessibility and visibility.

REGIONAL MAP

Angels Camp
329 North Main Street | Angels Camp, CA 95222



Google

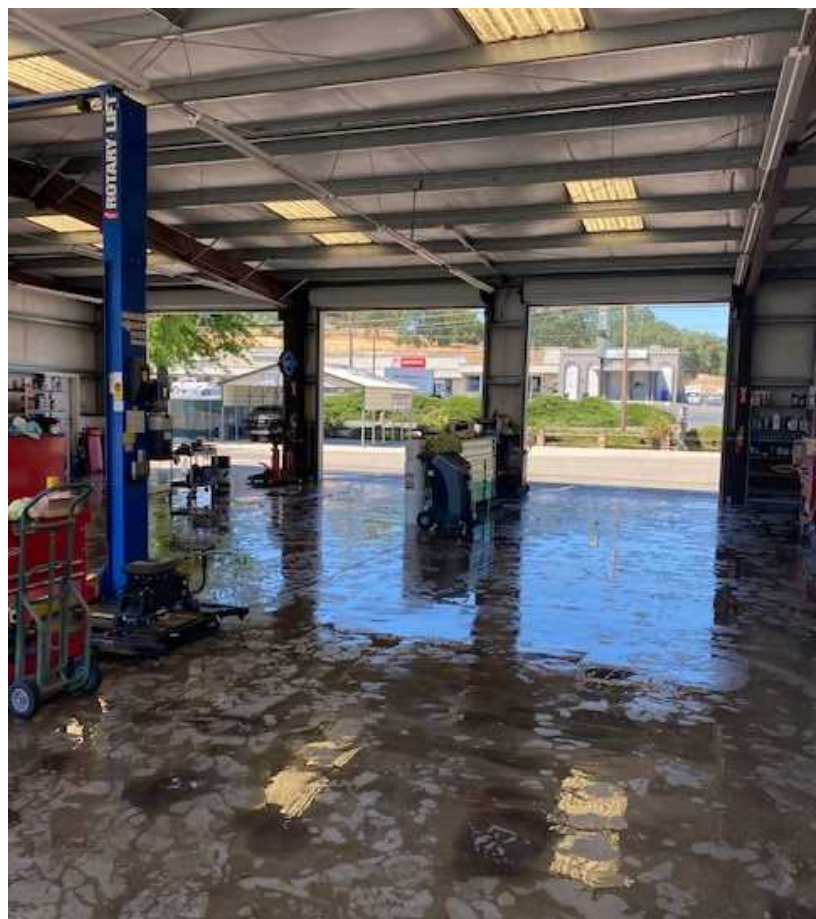
Map data ©2023 Imagery ©2023 Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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PROPERTY PHOTOS

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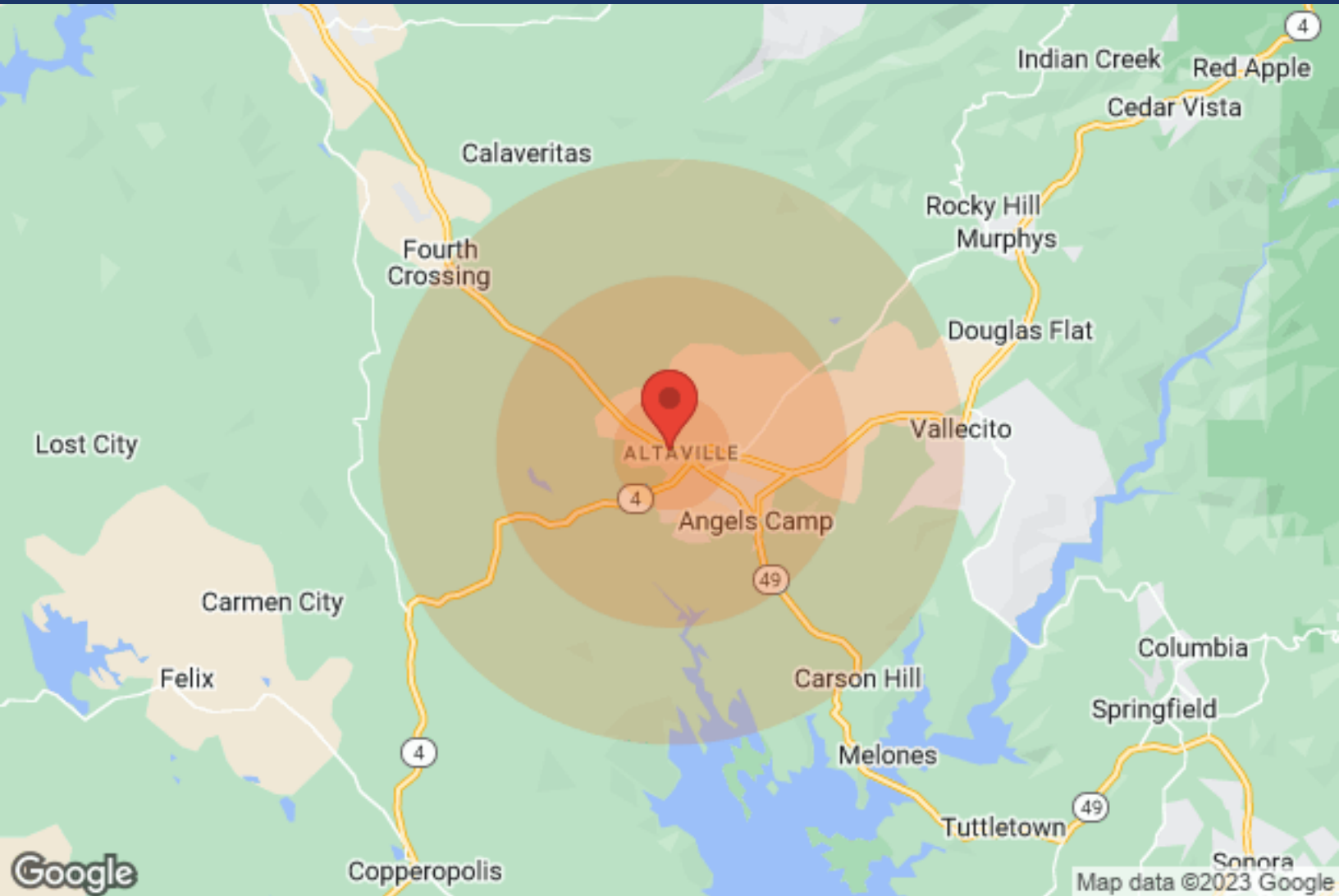


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DEMOGRAPHICS

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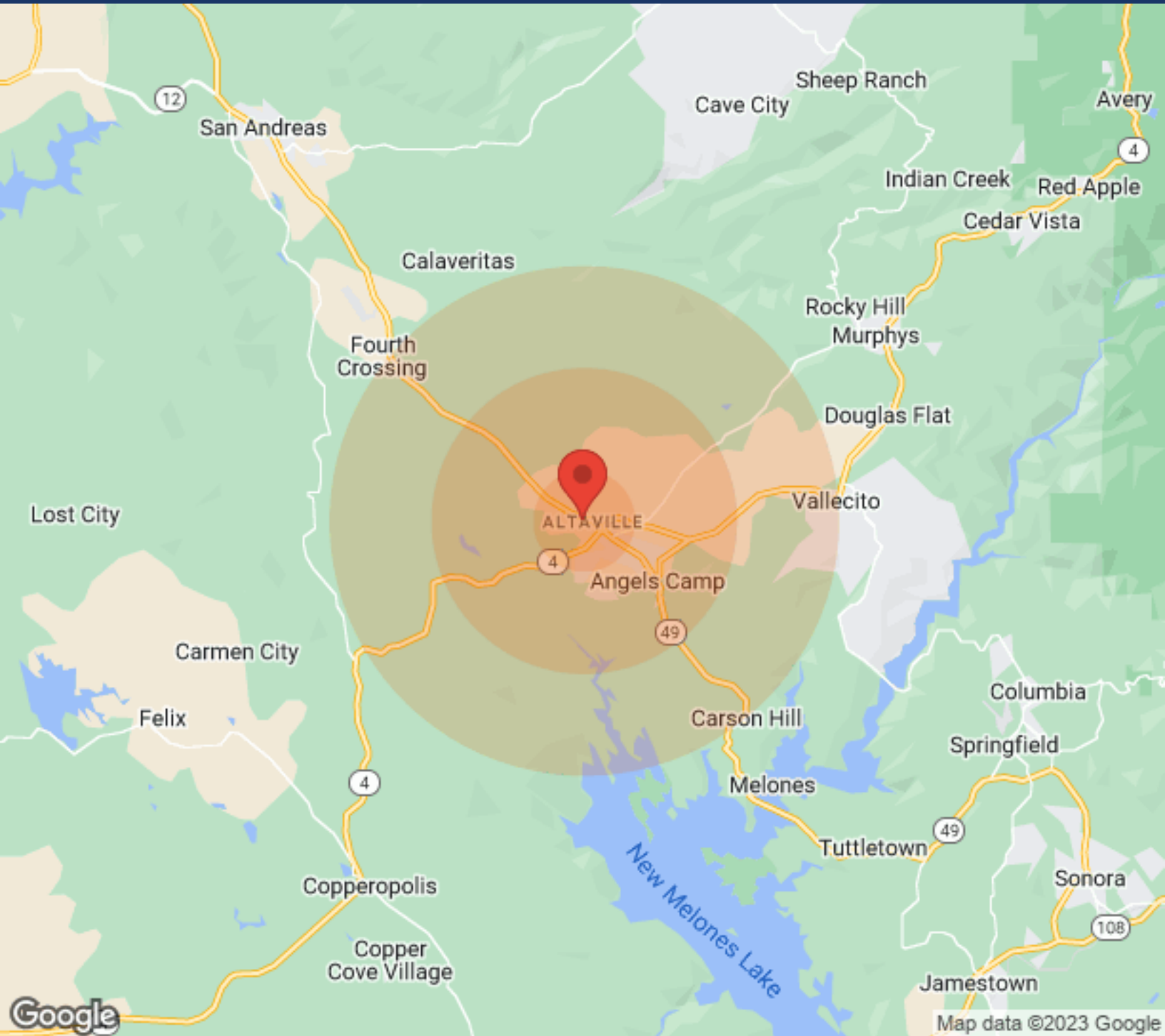


Population	1 Mile	3 Miles	5 Miles
Male	N/A	879	2,051
Female	N/A	955	2,202
Total Population	N/A	1,834	4,253
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	297	623
Ages 15-24	N/A	258	533
Ages 25-54	N/A	643	1,353
Ages 55-64	N/A	234	551
Ages 65+	N/A	402	1,193
Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$28,776	\$46,232
< \$15,000	N/A	141	208
\$15,000-\$24,999	N/A	105	191
\$25,000-\$34,999	N/A	220	371
\$35,000-\$49,999	N/A	170	323
\$50,000-\$74,999	N/A	29	237
\$75,000-\$99,999	N/A	60	145
\$100,000-\$149,999	N/A	68	260
\$150,000-\$199,999	N/A	N/A	23
> \$200,000	N/A	N/A	60

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	939	2,237
Occupied	N/A	809	1,894
Owner Occupied	N/A	429	1,251
Renter Occupied	N/A	380	643
Vacant	N/A	130	343

DETAILED DEMOGRAPHICS

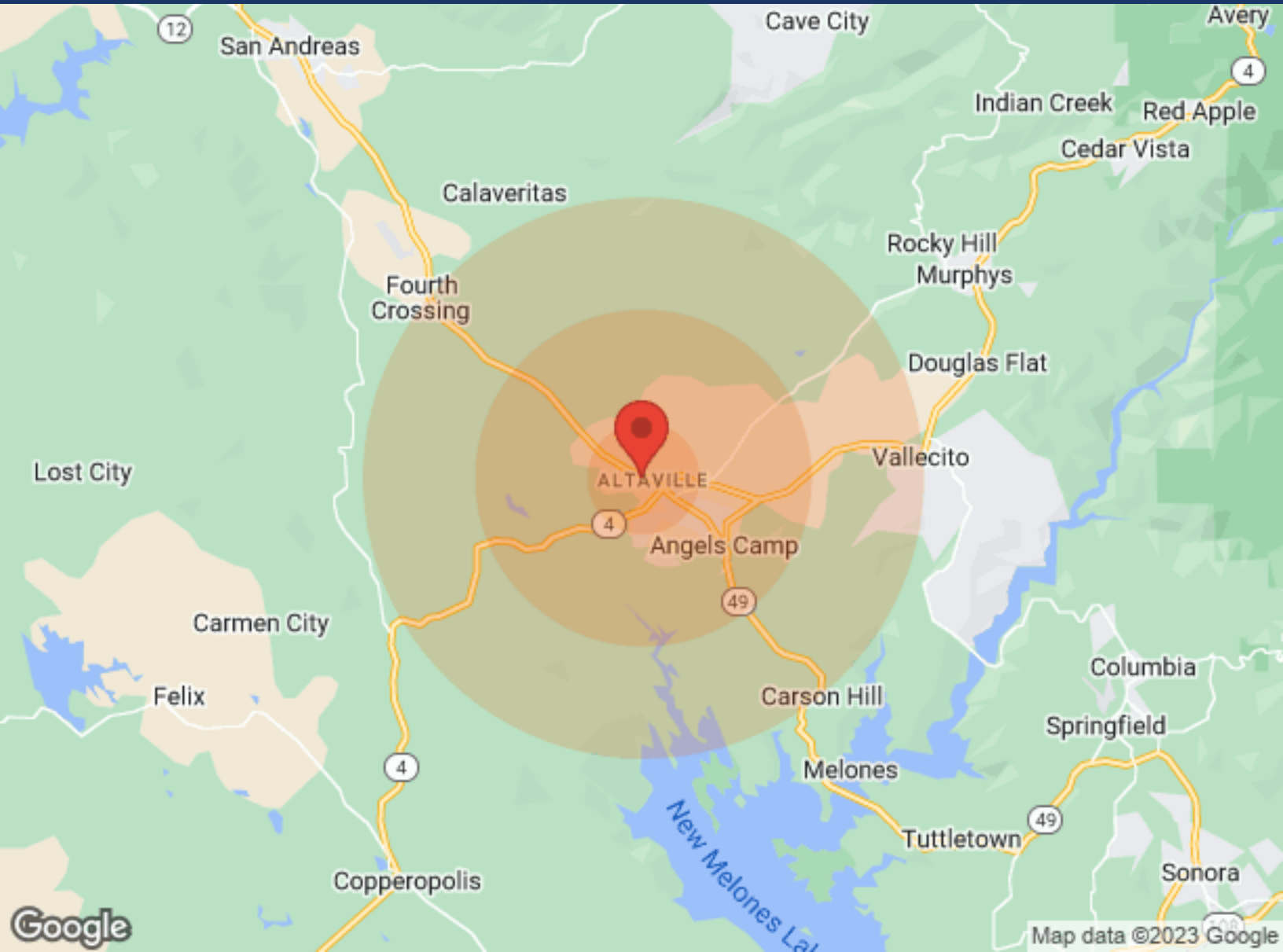
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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	N/A	73	156	Median	N/A	\$28,776	\$46,232
Ages 5-9	N/A	110	227	< \$10,000	N/A	89	107
Ages 10-14	N/A	114	240	\$10,000-\$14,999	N/A	52	101
Ages 15-19	N/A	128	265	\$15,000-\$19,999	N/A	N/A	30
Ages 20-24	N/A	130	268	\$20,000-\$24,999	N/A	105	161
Ages 25-29	N/A	120	241	\$25,000-\$29,999	N/A	208	327
Ages 30-34	N/A	111	228	\$30,000-\$34,999	N/A	12	44
Ages 35-39	N/A	104	210	\$35,000-\$39,999	N/A	81	102
Ages 40-44	N/A	102	205	\$40,000-\$44,999	N/A	N/A	132
Ages 45-49	N/A	103	223	\$45,000-\$49,999	N/A	89	89
Ages 50-54	N/A	103	246	\$50,000-\$60,000	N/A	20	77
Ages 55-59	N/A	118	271	\$60,000-\$74,000	N/A	9	160
Ages 60-64	N/A	116	280	\$75,000-\$99,999	N/A	60	145
Ages 65-69	N/A	108	288	\$100,000-\$124,999	N/A	12	134
Ages 70-74	N/A	86	261	\$125,000-\$149,999	N/A	56	126
Ages 74-79	N/A	64	214	\$150,000-\$199,999	N/A	N/A	23
Ages 80-84	N/A	48	158	> \$200,000	N/A	N/A	60
Ages 85+	N/A	96	272				