



640 | **PLACERVILLE DRIVE**
PLACERVILLE, CA

NEWMARK

TOM CONWELL

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FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Offered for sale at \$400,000
- Offered for lease at \$1.75ps MG (Tenant pays power, water/sewer, janitorial, and data/phone)
- +/-1,600sf two-story building (+/-800sf of office vacant)
- +/-800sf 1bed/1bath apartment unit paying \$1,200 per month (MTM)
- Ideal for owner/user with an apartment offering additional income
- Exclusive parking at rear of building
- Great Exposure on Placerville Drive (Right next to Home Depot)
- Ideal for small office user seeking great exposure on Placerville Drive corridor
- Built in 1950 (Office and Apartment remodeled +/-8 to 10 years ago)
- APN# 323-580-005-000 (Zoned C-Commercial)
- Assessor Acreage 0.19
- Located in the city limits of Placerville



PARCEL AERIAL



ville Dr

Placerville Dr

Placerville Dr

The Home Depot



The Home Depot

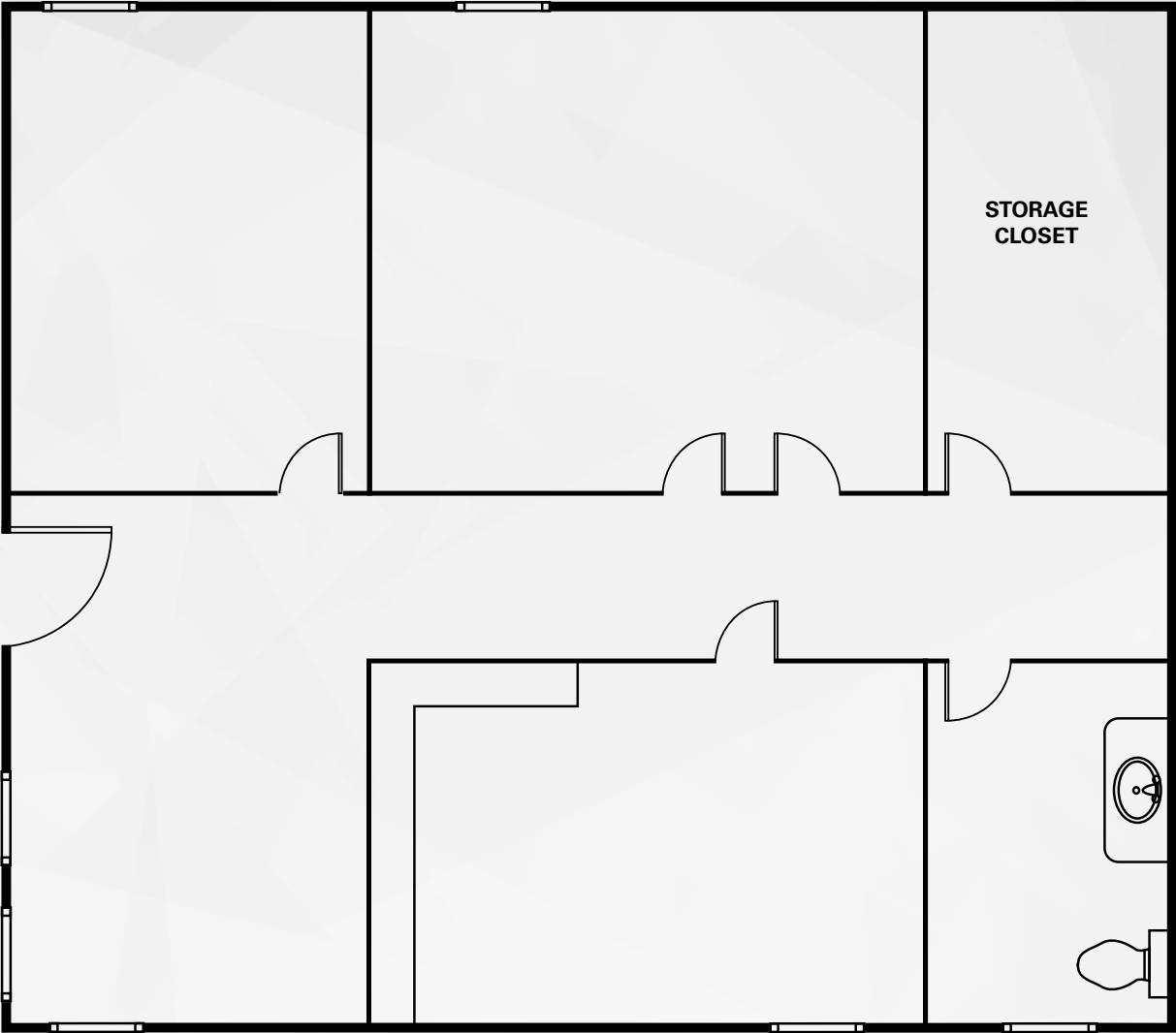
Hangtown Creek

Hangtown Creek

FLOOR PLAN

PLACERVILLE DRIVE

FRONT



APARTMENT PICTURES



OFFICE SPACE





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