

SWEETLAND GARDEN MERCANTILE

29435 STATE HIGHWAY 49 · NORTH SAN JUAN, CA 95960 · NEVADA COUNTY

PRICE

\$684,000

BUILDING

±2,000 SF

LOTS

2 Parcels

TYPE

Retail

Turnkey garden & hardware store — 19 years of community trust, zero competition within 15 miles.
Real estate included. Two parcels. Modern 2,000 SF retail building (built 2018). Owner financing available.

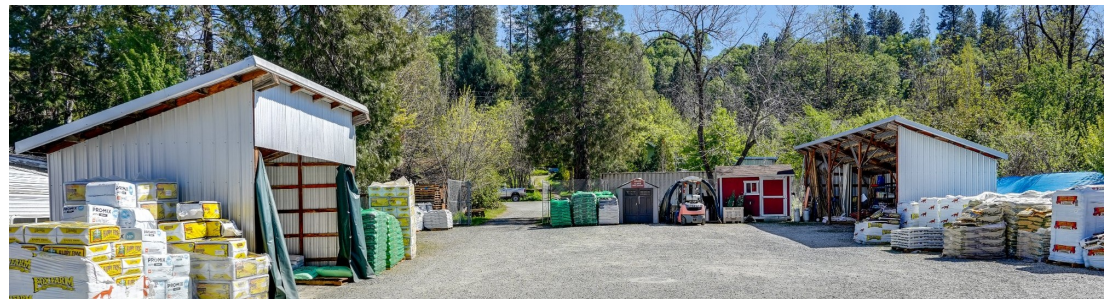
SWEETLAND GARDEN MERCANTILE

North San Juan, CA 95960 · Nevada County

Sale Price	\$684,000
Real Estate	\$585,000
Business	\$99,000
Inventory	TBD (at cost)
Building Size	±2,000 SF (built 2018)
Lot Size	±0.61 Acres (2 parcels)
Front Parcel Zoning	Commercial
Rear Parcel Zoning	Residential-Agricultural
Property Type	Retail
Service Area	5 Mountain Towns
Owner Financing	Available

HIGHLIGHTS

- Zero local competition within 15 miles
- 19 years of community trust & repeat customers
- Modern 2,000 SF retail building (built 2018)
- Two parcels: Commercial + Residential-Ag zoning
- Commercial well, two sewer hookups & fire hydrant
- Dual customer base: residential & commercial growers
- Res-Ag parcel allows potential owner housing
- Owner financing available — motivated seller



The Opportunity

Sweetland Garden Mercantile is a well-established garden and hardware retail operation serving Nevada County's rural mountain communities since 2006. The business occupies a modern 2,000 SF retail building constructed in 2018 and sits on two parcels — one commercial-zoned, one Residential-Agricultural — giving a buyer flexibility for both operations and potential owner-occupancy.

The defining characteristic of this business is its market position: there is no direct competition within 15 miles. Customers from five surrounding mountain communities rely on Sweetland for hardware, garden supplies, nursery stock, and specialty items they would otherwise need to drive 30+ minutes to find.

Sweetland serves a dual customer base — residential homeowners and backyard farmers, and commercial cannabis cultivators with recurring supply needs. Product mix includes garden supplies, nursery stock, hardware, power equipment, cannabis cultivation supplies, and locally handcrafted gifts. Staff bring genuine expertise in food gardening, fruit trees, and cannabis cultivation.

The 2,000 SF retail building includes a loading dock, office and storage room, ADA-compliant restroom, central HVAC, commercial well, two sewer hookups, fire hydrant, fully fenced yard, and two large storage shelters. The Residential-Agricultural parcel provides the option to add owner housing — ideal for a buyer seeking a live-work rural lifestyle business.

Asking price is \$684,000 (\$585,000 for real estate, \$99,000 for the business), with inventory transferred separately at cost. Owner financing available for qualified buyers. Financials available upon request with a signed NDA.

LOCATION

- 15 miles to Grass Valley
- 30 miles to Auburn
- 60 miles to Sacramento



