

**980-990 CAMERADO DR
CAMERON PARK, CA 95682**

**FOR SALE
\$450,000**



Property Highlights:

- Infill developable parcels for sale
- El Dorado County APN 083-112-015; 083-112-016
- 0.49 and 0.51 acres totaling 1.00 acre
- CG (General Commercial) Zoning
- Vicinity of Cameron Park Airport
- Easy access to Highway 50
- Surrounded by residential and commercial uses

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

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Offering Summary:

980 and 990 Camerado Drive are two adjacent parcels of land located in Cameron Park, CA. They are off Cameron Park Drive which is a major arterial road in town and located between Green Valley Road and Highway 50. The parcel is surrounded by commercial and industrial properties and is in the vicinity of the Cameron Park Airport. The parcels are largely flat with very little vegetation and of regular shape allowing for ease in development. The infill parcels are between two medical office buildings and are well suited for similar or a wide range of other commercial uses.

The zoning on the parcels is CG. The Commercial, General (CG) zoning provides a mix of more intensive commercial uses, such as light manufacturing, automobile repair, and wholesale activity; where outdoor storage or activity commonly occurs; and where residential, civic, and educational uses are limited to avoid conflicts with allowed uses.

Allowed uses include veterinary clinic, auto use with CUP, banks, micro-brewery, child care, hotel, medical office, professional office, long term care (with CUP), restaurant, winery, light manufacturing, R and D, printing, nursery, etc. The El Dorado County Planning website provides extensive information on all the uses allowed within this zoning category.

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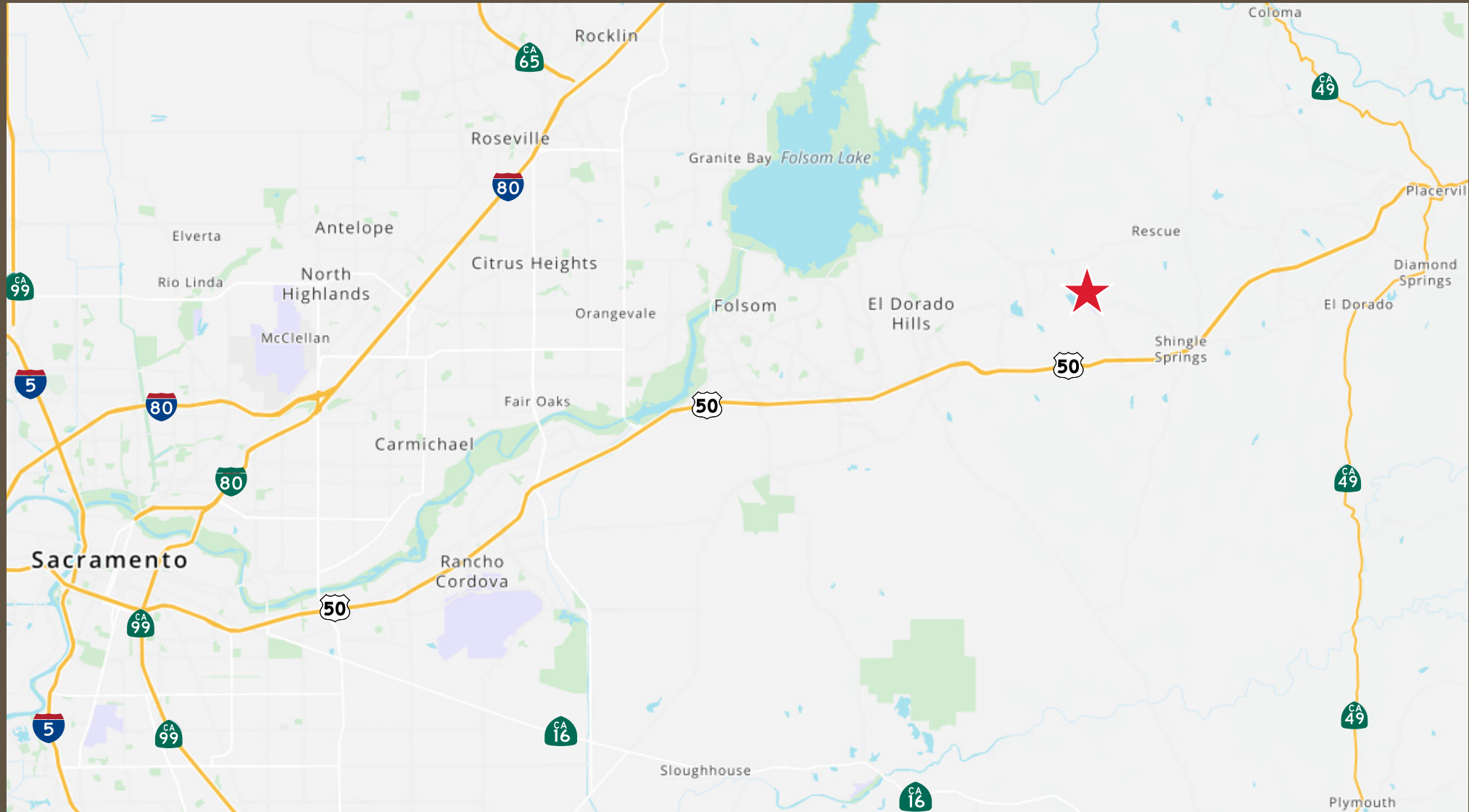
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Key Facts: 5 Mile Radius



56,845
Total Population (2024)



\$164,598
Average Household Income



2,147
Businesses



13,990
Daytime Employees



16,790
Owner Occupied Households



\$823,727
Median Home value

Data obtained from CoStar