



STONE HOUSE
ESTD. 1857
NEVADA CITY
California

Commercial Property & Event Venue Business FOR SALE

Property \$2,950,000.00

Business \$500,000.00

107 Sacramento St.
Nevada City, CA 95959

PRESENTED BY



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The Stone House
107 Sacramento Street
Nevada City, CA 95959

PROPERTY SUMMARY

- Property Name: The Stone House
- Address: 107 Sacramento St.
Nevada City, CA 95959
- APN: 005-410-046-000
- Property Type: Wedding Venue
Event & Banquet Space, Commercial
Kitchens, Bar, & Outdoor Patios
Wedding Venue Business including
Type 47 Liquor License & Fixtures
- Total Square Footage: 9,803±
- Lot Size: 0.65± Acres
- Year Built: 1880
- Zoning: C (Commercial)
- Parking: 20± spaces

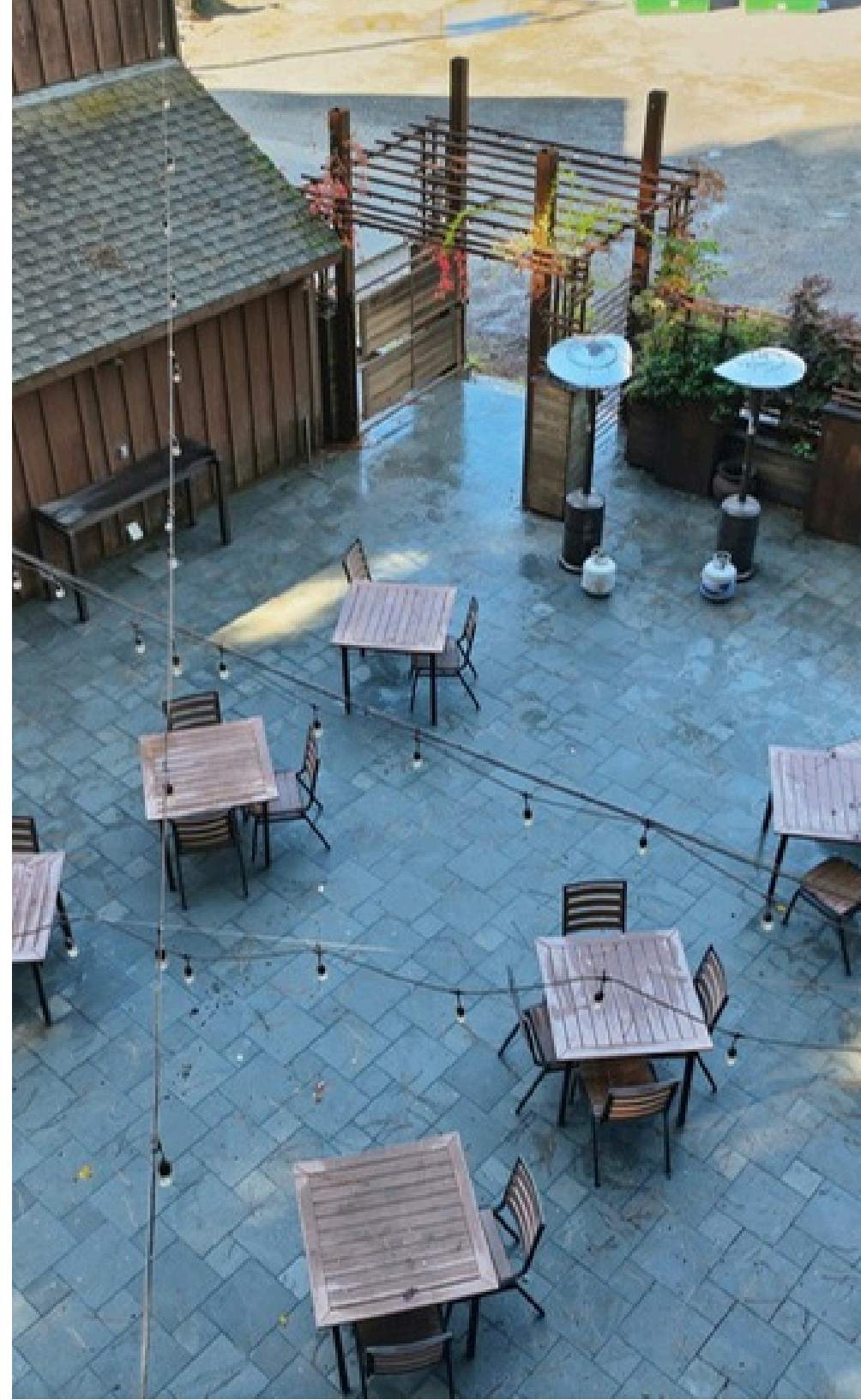


Nestled in the heart of historic downtown Nevada City, The Stone House at 107 Sacramento Street presents a rare opportunity to acquire one of the region's most iconic commercial landmarks. Originally built in the 1880s and thoughtfully restored, this approximately 9,800 ± square-foot stone and timber structure seamlessly blends Gold Rush-era architecture with modern functionality. The multi-level building features a indoor/outdoor wedding venue spaces with banquet room, guest studio rental, full commercial kitchens, legendary wine cave and historic 1800s carved back bar making it ideally suited for hospitality, entertainment, or mixed-use ventures. With its prime location just steps from Broad Street and ample street visibility, The Stone House offers investors or owner-operators a unique blend of heritage, versatility, and enduring character in one of Northern California's most vibrant historic districts.

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OVERVIEW

The Stone House at 107 Sacramento Street in historic downtown Nevada City offers a premier investment opportunity in one of Northern California's most charming and sought-after Gold Rush districts. This expansive, fully restored commercial building spans approximately 9,500 ± square feet and is currently configured for restaurant, bar, and event operations. The property includes a full bar with 10 taps, two fully equipped commercial kitchens, a welcoming reception room, and multiple dining and entertainment areas ideal for hosting private events or live performances. Two inviting outdoor patios provide additional seating and event flexibility, enhancing the venue's ambiance and year-round usability. The lucrative wedding venue business includes a full liquor license, fixtures and equipment, adding significant value and operational readiness. Combining historical character with modern amenities, The Stone House presents a turn-key opportunity for investors or owner-operators seeking a distinctive hospitality, entertainment, or mixed-use venue in the heart of Nevada City's vibrant downtown.



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INVESTMENT HIGHLIGHTS

- 0.65± Acres with commercial building including 1st floor 4,150 ± SF, 2nd floor 3,674± SF, 3rd floor 1,598± SF, 1,039± SF deck and 64± SF veranda
- Prime Location
- Full Bar with Type 47 Liquor License
- Two Fully Equipped Commercial Kitchens
- Woodfire Grill
- Two Walk-In Freezer/Refrigerators
- Indoor/Outdoor Event Space for up to 768
- Wine Cellar
- Bridal Suite/Studio Rental
- Two Banquet Rooms
- Stage and Floating Dance Floor



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FIRST FLOOR KEY FEATURES

- Full bar with antique carved 1800s back bar
- Dining room with stone walls & fireplace
- Open kitchen with wood-fired grill
- Performance stage
- Floating dance floor



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SECOND FLOOR KEY FEATURES

- Two banquet rooms
- Full commercial kitchen
- 1,039 ± SF outdoor brick patio
- Timber Room w/ timber beams, alcove seating & small dance floor



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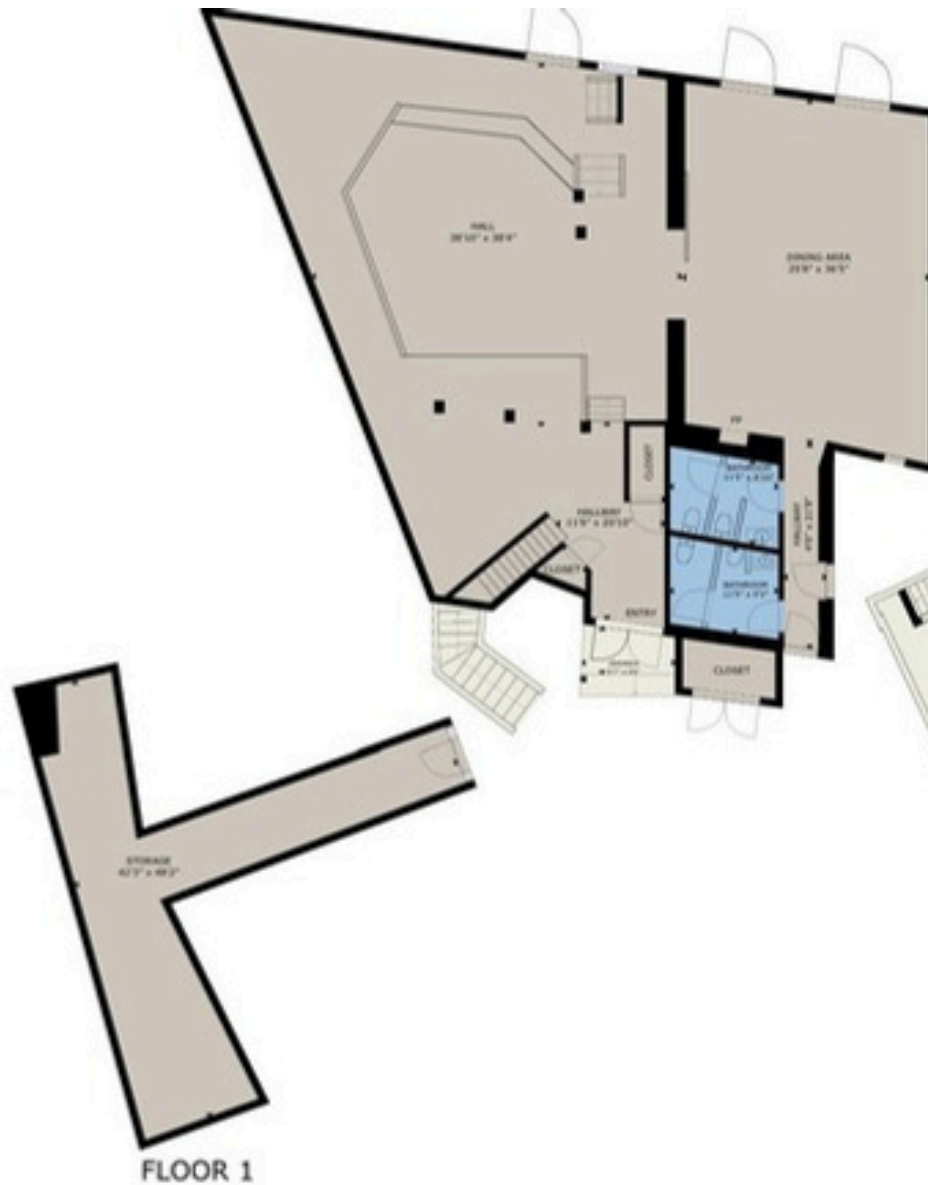
THIRD FLOOR KEY FEATURES

- Bridal Suite or Guest Studio Rental
- Includes: Full Modern Kitchen, Luxury Bath With Double Sinks, Copper Tub and Large Shower, Laundry, Spacious Living Room and Office Nook



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FLOOR PLANS



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EXTERIOR
PHOTOS



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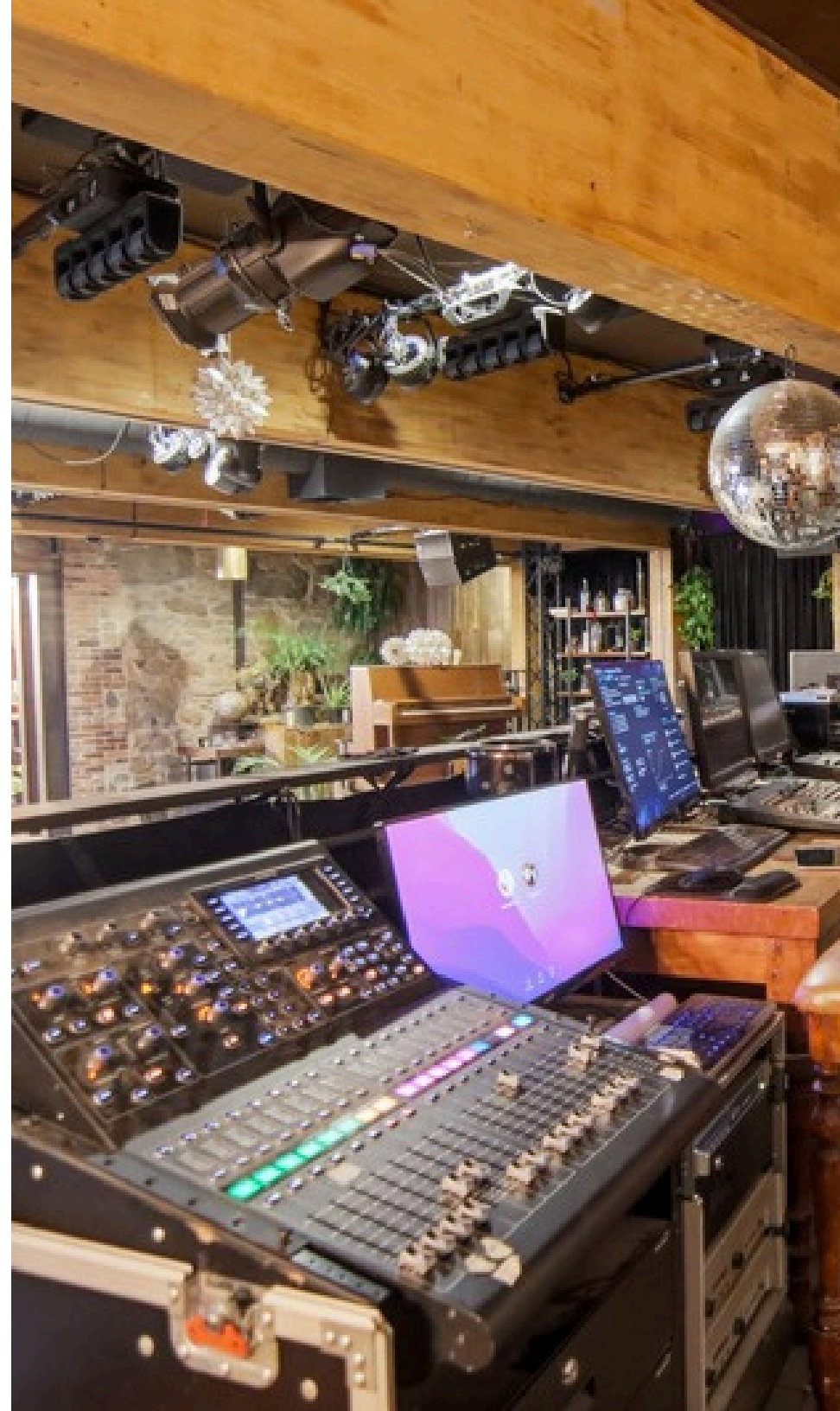
AERIAL



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ADDITIONAL HIGHLIGHTS

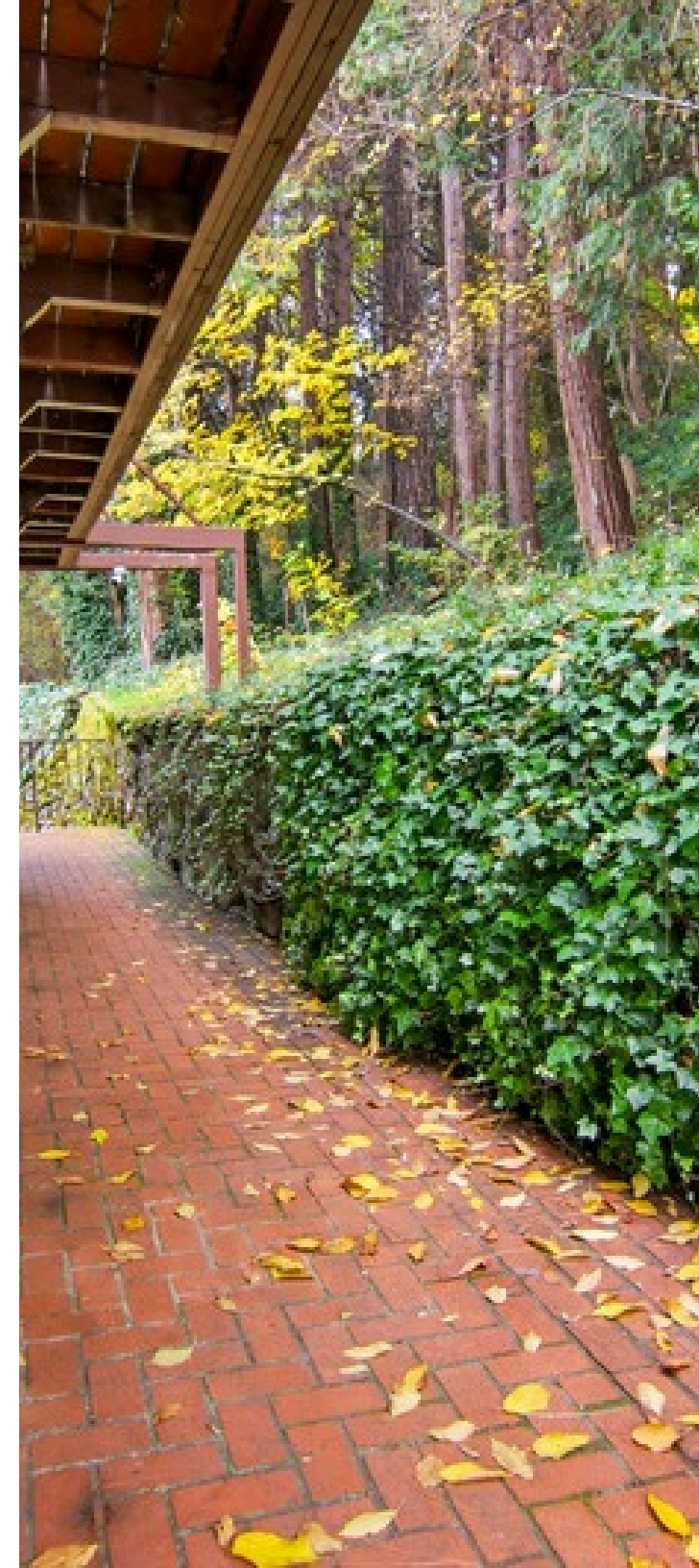
- Indoor Seating with up to 555 capacity and Outdoor Seating up to 213 capacity
- Business includes Full bar with 10 Taps, Type 47 liquor license, furniture and sound system
- Ample parking spaces
- On national historical place registry
- Most antique fixtures are 160+ years from Kidder Mansion
- 2 kitchens (upstairs and downstairs) and 4 walk-ins (cooler and freezer)
- Creek side and next to trail to Pioneer Park
- Nearby restaurants, boutique inns, hiking, rivers, and outdoor recreation
- Near Tahoe ski resorts and less than one hour from Sacramento



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DEMOGRAPHIC

- **Population: Approximately:** 63,880 residents within a 10-mile radius.
- **Median Age:** 36 years old.
- **Household Income:** The median household income is \$92,387, with a significant percentage earning over \$100,000.
- **Household Spending:** Per capita average households within 5 miles spend over \$14,000 on entertainment, food and alcohol.
- **Education Level:** Approximately 40% of residents hold an advanced degree, reflecting a well-educated community that supports higher-income jobs.
- **Family Composition:** 60% of households are family units, with an average household size of 3.1 individuals, making the area attractive to families seeking residential options.
- **Renters vs. Owners:** 82% of households are owner occupied and 38% are renter occupied, signaling a financially stable community with reliable consumer spending and limited rental turnover.





CONTACT ME

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