

# MAMMOTH 38 Laurel Mountain

Presented by  
CBW

38 Laurel Mountain Rd, Mammoth Lakes, CA 93546

**Price: \$1,889,000**



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Great Investment opportunity. Former Mammoth Pet Products corporate HQ now available for Sale or Lease. 4000SF Modern Office/Retail space and 2000SF 3 Bed/2 bath spacious apartment. Large fenced enclosed yard. Ample parking. Easy snow removal. Perfect for Live-Work. Very functional building in heart of Downtown Mammoth Lakes. High traffic retail exposure. CAT5 internet, track lighting, slatwalls, loading bay with roll up dock door, 2 X SCE electricity meters, piped metered propane. Upstairs apartment with huge living space. High end Mid Century Modern Herman Miller office furniture available. Live - work areas may be separated as desired.

Turnkey building for:

Corporate administrative offices - consumer products, accounting, legal, shared workspace, real estate brokerage/escrow, construction , IT services

Retail - clothing, food & liquor, sporting goods, furniture, pet supplies , doggy day care/boarding, art photo studio

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**CBW**

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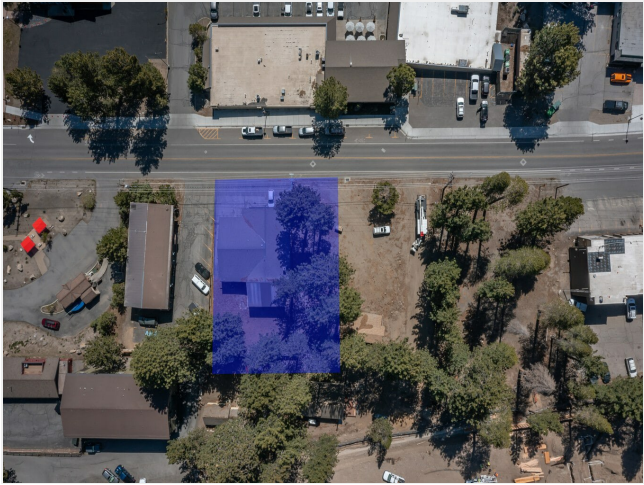
Convert to cafe, coffee shop , gym, bar, medical - vet clinic, Health  
Wellness spa

Adjacent 52 Laurel Mountain Road 0.30 acre lot also available which  
provides additional parking, snow storage, and development  
opportunities



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2 Parcel 38 Laurel Mtn Rd High Res100



4 Building Arial 38 Laurel Mtn Rd High Res103

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Mammoth Pet Product	-	

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## Property Photos



Front Office Retail showroom



38 Laurel Mtn Rd High Res142



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## Property Photos



38 Laurel Mtn Rd High Res138



Retail Office Showroom2018

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## Property Photos



Retail Office Showroom downstairs2018



38 Laurel Mtn Rd High Res147



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## Property Photos



38 Laurel Mtn Rd High Res151



38 Laurel Mtn Rd High Res149



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## Property Photos



38 Laurel Mtn Rd High Res150



38 Laurel Mtn Rd High Res143

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## Property Photos



38 Laurel Mtn Rd High Res144



Storage Area 2 2018



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## Property Photos



Storage area1 2018



38 Laurel Mtn Rd High Res106



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## Property Photos



38 Laurel Mtn Rd High Res108



38 Laurel Mtn Rd High Res109

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## Property Photos



38 Laurel Mtn Rd High Res114



38 Laurel Mtn Rd High Res116



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## Property Photos



38 Laurel Mtn Rd High Res118



38 Laurel Mtn Rd Low Res 121 expansive living room



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## Property Photos



38 Laurel Mtn Rd High Res135



38 Laurel Mtn Rd High Res133

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## Property Photos



38 Laurel Mtn Rd High Res123



38 Laurel Mtn Rd High Res124



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## Property Photos



38 Laurel Mtn Rd High Res127



38 Laurel Mtn Rd High Res130



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## Property Photos



38 Laurel Mtn Rd High Res125



38 Laurel Mtn Rd Low Res 101 Main



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## Property Photos



38 LMT Side Apartment Stairs Entrance



38 LMT Side Driveway Loading Bay2

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## Property Photos



1 38 52 Laurel Mtn Rd above lowres



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## Location

