

Commercial Sale Full Listing Detail

MLS #325067543

14625 Lakeshore Dr, Clearlake, CA 95422

PROPERTY SUBTYPE	Retail
STATUS:	Active 07/24/25
DOM/CDOM:	1/1
LIST PRICE:	\$650,000 (\$406.25)
SQUARE FOOTAGE:	1600
LOT SIZE:	1.0300 ac
YEAR BUILT:	2012
NUM. OF FLOORS:	1
NUM. OF BUILDINGS:	1
CAP RATE:	0.00
BUSINESS TYPE:	Bar/Tavern/Lounge,Commercial, Restaurant



[Pictures](#)

[Map Link](#)

[Virtual Media](#)

Nestled on over an acre of prime lakefront property in Clearlake, Stein & Wein offers a rare opportunity to own a fully operational, turn-key restaurant, liquor license (valued at \$75,000) with full staff and unparalleled views of the lake. This 1,600 sq. ft. gem features a boat dock, spacious outdoor patio, and dedicated event spacemaking it the perfect destination for dining, social gatherings, and special occasions. With its tranquil setting and exceptional lake access, Stein & Wein has become a beloved gathering spot for both locals and tourists. Also, the business is permitted to operate late, providing flexibility for evening service and entertainment. Whether you're looking to expand your culinary ventures or invest in a one-of-a-kind lakeside venue, this property offers incredible potential with minimal competition on the lake. The combination of a stunning location, event capabilities, loyal clientele, and established reputation makes Stein & Wein an extraordinary investment in Clearlake's thriving hospitality scene. The property includes a fully staffed, operational restaurant located on a prime stretch of lakefront, offering a turnkey opportunity for new ownership!

SHOWING INSTRUCTIONS

Primary Contact:	Austin Aaron (707) 337-6615 Agent	Secondary Contact:	Judy Karam (415) 279-1515 Agent
Occupant Type:		Lockbox Location:	
Show Instructions:	24 Hour Notice,Appointment Only,Call Showing Contact		
Showing Comments:			
Directions:	Located on the South End of the Lake on Lakeshore Drive, right across from Catfish Coffee House!		
Publish to Internet:	Yes	Show Address to Internet:	Yes

PRIVATE REMARKS

Call or text Austin Aaron of Golden Gate Sotheby's for private showing at 707-337-6615! Disclosures available <https://app.disclosures.io/link/14625-Lakeshore-Drive-crxqwiqy> thank you!

LISTING AGENT & OFFICE INFORMATION

Agent:	Austin Aaron(ID:E416439), Phone:707-337-6615, Agent Lic.#:02239277, a.aaron@ggsir.com
Office:	Golden Gate Sotheby's International Realty(ID:EREMXNV), Phone:707-255-0845, Office Lic.#:02027353
Co-Agent:	Judy H Karam(ID:800221), Phone:415-279-1515, Agent Lic.#:01110944, Judy@49SQMIproperties.com
Co-Office:	Sotheby's International Realty(ID:STHB4), Phone:415-929-1500, Office Lic.#:00899496

PRICE AND DATES

Original Price:	\$650,000	DOM/CDOM:	1/1
On Market Date:	07/24/25	Listing Date:	07/22/25
Possession:	Close Of Escrow	Expiration Date:	12/31/25
Terms:	Cash,Conventional,Creative	Listing Agreement:	Exclusive Right To Sell
Country Transfer Tax:	0.00	City Transfer Tax:	0.00

COMMERCIAL PROPERTY INFORMATION

Building Features:	Cold Storage,Hood System,Kitchen Facilities,Landscaping,Refrigeration,Res troom(s)-Public	Anchors Co Tenants:	
Building Name:		Signs:	
Total Units:	0	County Code Use:	
Also BusOp MLS#:		Floor #:	0
Dock Doors:	0	Percent Office:	0%
Major Tenant Phone:		Property Mgr. Name:	
Property Mgr. Phone:		Commercial Condo:	
Yard Size:	1.01 acres	Daily Traffic Source:	
Daily Traffic:		Type of Sale:	Owner User
Parking Ratio:	0.00%	Rentable:	
Type of Lease(s):		Building Class:	
Walls:		Exchange For:	
Bldg Use/Bus Type:			

UNIT & SPACE INFORMATION

% Leased:	0.00%	Loading:	
Location:	Downtown,Hotel/Motel Nearby,Shopping Nearby	# of Buildings:	1
# of Offices:	1	# of Elevators:	0
# of Floors:	1	# of Tenants:	0
# of Truck Doors:	0	Max. Lease Years:	0
Min. Available SqFt:	0	Max. Available SqFt:	0
Min. Lease Years:	0	# of Restrooms:	2
Office Square Feet:	0	Retail Square Feet:	1600
Tenant Allow/Fixed:	0.00	Tenant Allow/SqFt:	0
Tenant SqFt:	0	Industrial SqFt:	0
Warehouse SqFt:	0	Pk. Clear. Height (ft):	0
Pk. Clear. Height (in):	0	Net Rentable SqFt:	0
Space 1 Comments:			
Space 2 Comments:			
Space 3 Comments:			
Space 4 Comments:			

COMMERCIAL INCOME & EXPENSE

Cap Rate:	0.00%	Gross Sched Income:	\$0
Insurance Expense:	\$0	Management Exp:	\$0
Maintenance Exp:	\$0	Net Oper. Income:	\$0
Taxes Expense:	\$0	Operating Expense:	\$0
Other Expenses:	\$0	Vacancy Factor:	0.00%
Year Renovated:	2021	Existing Lease Type:	
Income Includes:		Lease Term:	
Finan. Data Source:		Oper. Exp. Includes:	
Owner Pays:		Tenant Pays:	
Cost Per SqFt:	\$0	Gross Rent Multiplr:	0.00
Lease Deposit:	\$0	Lessee Pays:	
Lessor Pays:		Utilities Expense:	Cable Available,Internet Available
Load Factor:	0%		

PROPERTY INFORMATION

Status: Active 07/24/25
Property Type: Commercial Sale
Approx. Square Feet: 1600
Price Per Sq. Foot: \$406
Lot Acres Approx: 1.0300
Year Built: 2012
Stories: 0
Special Listing Cond: None
Property Condition: Exterior-Excellent
Current Use: Restaurant

Status Comments:
Property Subtype: Retail
Square Foot Source: Appraiser
Lot Sq. Feet Approx: 44,867
Lot Size Source:
Year Built Source: Appraiser
Levels:

PROPERTY LOCATION

County: Lake
Cross Street: Emory Ave
Subdistrict:
Zoning:
APN #2:
Unit/Block/Lot:

APN: 040-195-050-000
Area/District: Lake County
Subdivision:
Additional APNs:
APN #3:
Road Frontage: City Street

INTERIOR INFORMATION

Flooring: Tile
Cooling: Central,Ductless,Wall Unit(s)
Heating: Baseboard,Gas

CONSTRUCTION INFORMATION

Structure: Retail
Constr. Materials: Wood
Foundation: Raised
Roof: Composition
Access. Features: Accessible Approach with Ramp,Accessible Bathroom (s),Accessible Doors,Accessible Kitchen,Parking
Window Features: Dual Pane Full,Window Screens

Utilities: Cable Available,Internet Available
Electric: 220 Volts
Water Source: Public
Sewer: Public Sewer
Security Features: Security System Owned
Irrigation:

PARKING & LOT INFORMATION

Total Park. Spaces: 35
Parking Features: Private
Lot Features:

Topography: Level
Frontage Type: Lakefront

GREEN BUILDING INFORMATION

Energy Efficient: Appliances,Windows
Verification Type:
Verification Rating:
Verification Year: 0

Verification Body:
Built/Remod Green:

FINANCIAL INFORMATION

City Trans Tax Rate: 0.00%
Bonds/Assess/Taxes:
Terms: Cash,Conventional,Creative

County Tr.Tax Rate: 0.00%
Bnds/Asses/Tx Desc:
Possession: Close Of Escrow

OTHER LISTING INFORMATION

Height Limit:
Disclosures/Docs: Environmental Hazards Report,Natural Hazard Disclosure Available

Special Zones:
Lease Equip Desc:
Common Int Dev:

Duplicate:

PRIVILEGED INFORMATION

MLS Origin: BARI
List AOR: NAPA
Picture Provided By:
Publish to Internet: Yes
Approved: Yes
Longitude/Latitude: -122.639558 / 38.950336
Show Address to Public: Yes
Agent Hit Counter: 4
Public/Client Hit Counter: 2
Entered By: Austin Aaron (E416439)
Entry Date: 07/24/25
Expiration Date: 12/31/25

PARTNER HIT COUNTERS

	Partner Agent Hit Counter	Partner Public Hit Counter
BAREIS	4	2
METROLIST	2	0
SAN FRANCISCO	0	0
	6	2

MORTGAGE PAYMENT CALCULATOR

[Click here for Mortgage Payment Calculator](#)