

For Sale

0.48 Acres | \$495,000
with development
rights

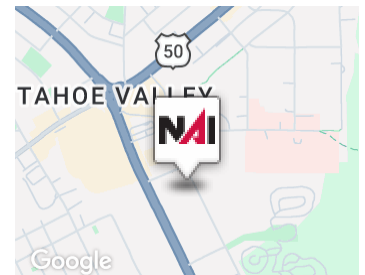


+/-20,900 SF Land Opportunity

1110 Melba Dr South Lake Tahoe, California 96150

Property Highlights

- Approximately ±20,900 SF South Lake Tahoe land parcel
- TRPA verified Class 7 land capability
- 30% allowable coverage with ±6,270 SF base allowable coverage
- ±19,484 SF of verified existing land coverage
- Includes ±5,000 SF of banked Commercial Floor Area
- Prior commercial warehouse demolished after 2022/2023 winter collapse
- Currently leased to Explorus on a month to month lease at \$1,809/month.



Offering Summary

Sale Price:	\$495,000
Lot Size:	0.48 Acres

For More Information

Scott Fair

O: 530 525 2304

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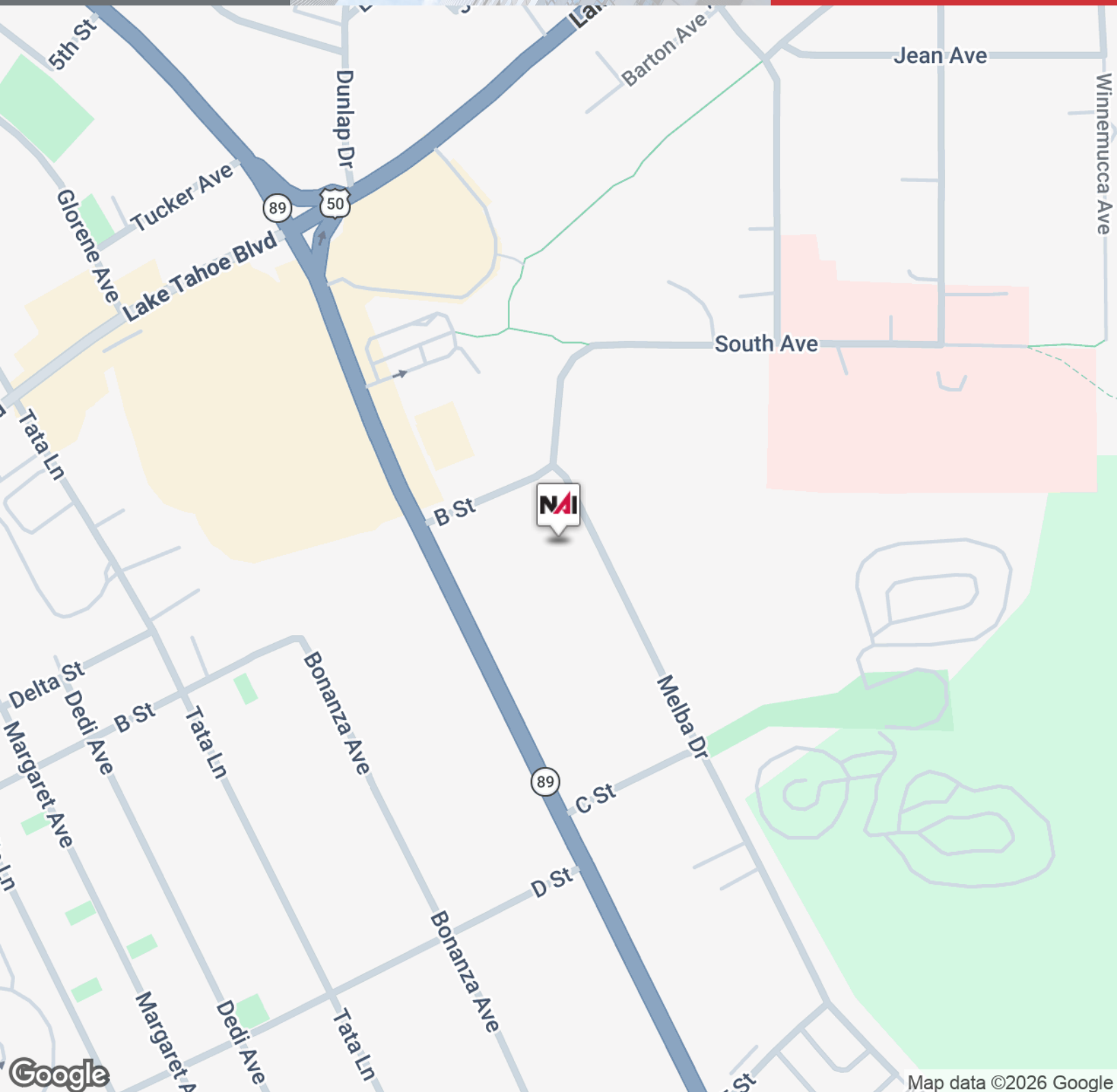
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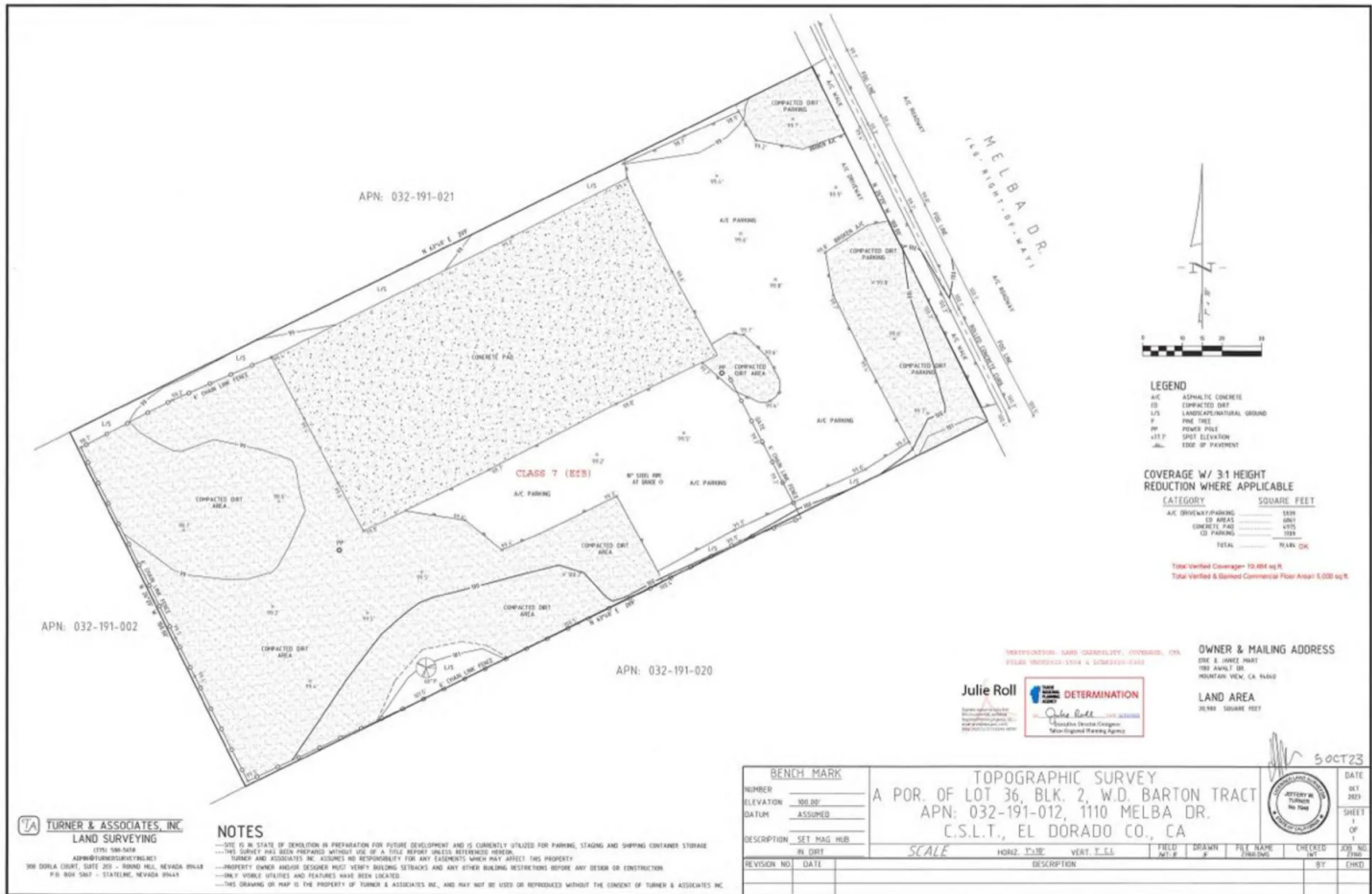
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