

# SOUTH SHINGLE BUSINESS PARK EL DORADO COUNTY

LAND±32.5 AC - FOR SALE  
PURCHASE PRICE: \$1,400,000

**\$0.99/SQ.FT.**

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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.

### Property Highlights:

- Two contiguous parcels for sale
- IL Industrial Zoning
- 3.50 miles from Highway 50
- Electricity to site
- Priced to Sell
- \$0.99 per s.f.!!!

**REMAX**  
COMMERCIAL

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Address	5960 S. Shingle Road, Shingles Springs, CA 95682
APN	081-290-041 & 042.
Zoning	(IL) Light Industrial
Elevation	Approximately 1,200 Feet
Latitude	38.603071 N
Longitude	-120.959
MLS #	225144715
Acres	±32.5 Acres
Price	\$1,400,000.00



**Improvements** Interior paved road through property. Electricity (PG&E) to site. Water can be provided by El Dorado Irrigation District (EID). Sewer to be by septic systems.

**Description** 2 parcels of Light Industrial land totalling 32.5 acres in Shingle Springs, Ca. Environmental report complete. Septic can be installed for sewer. Power is PG&E with 3 phase to site. Paved access road to and through site 3.5 miles south of Highway 50. Possible mini storage site. Great for owner-users who want to work near where they live. Priced to sell.

**Zoning Description** Allowed uses include Self Storage, Automotive sales/service, Research and Laboratory, Light Manufacturing, Storage Yard, Brewery, Professional & Medical Offices, Nursery, Community Services, Trade School, etc. Buyer needs to verify with the County regarding the allowability of its proposed use.

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