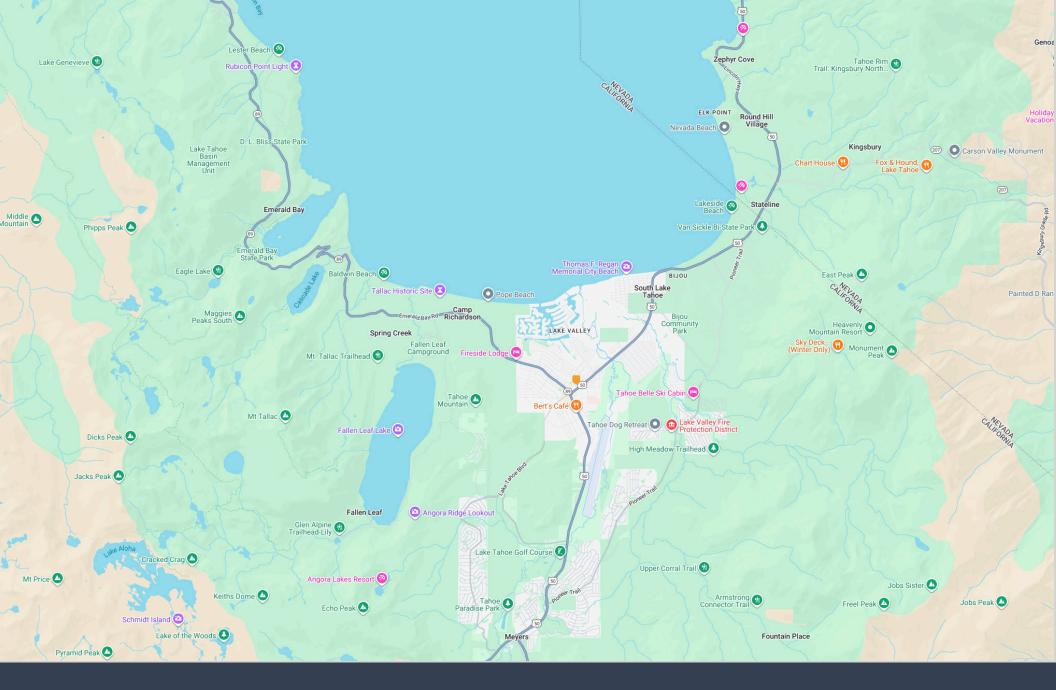


2087 and 2089 James Avenue South Lake Tahoe, California

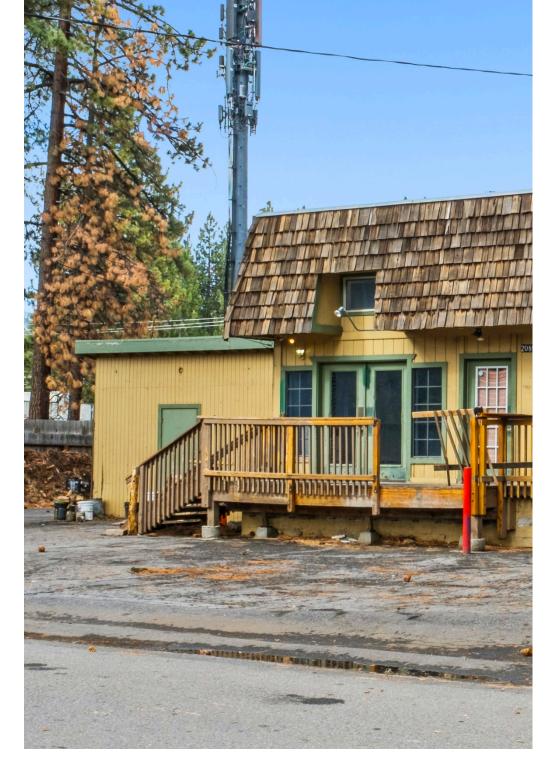
AVISON YOUNG



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Investment summary

Avison Young is pleased to present the opportunity to acquire a rare industiral/office building with a large yard area located at 2087 and 2089 James Ave, South Lake Tahoe, CA. This ±2,950 SF office building with ±6,098 SF Yard sits on a 0.25 AC. Located in the Tahoe Valley Area, this space is a great fit for an owner-user looking to immediately begin operations without extensive setup.

Highlights

- Rare to find +/-2,950 sq. ft. industrial/office building with +/-6,098 sq. ft. yard situated on a total of +/-11,325 sq. ft. parcel.
- Building includes a loading dock, four private offices, reception, kitchenette, one restroom, and warehouse/receiving area.
- Current configuration is approximately 50% warehouse or 1,500 sq. ft. with 10' clear height.
- Property is gated and secured
- Close proximity to Highway 50 and Lake Tahoe



Offering summary \$640,000

Offering price



Property Type: Industrial/Office



Address: 2087 and 2086 James Avenue



Building Area: ±2,950 SF



Building Price/SF: \$216.95



APN: 023-201-036-000, 023-201-064-000



Year Built: 1969



*City:*South Lake Tahoe,
California



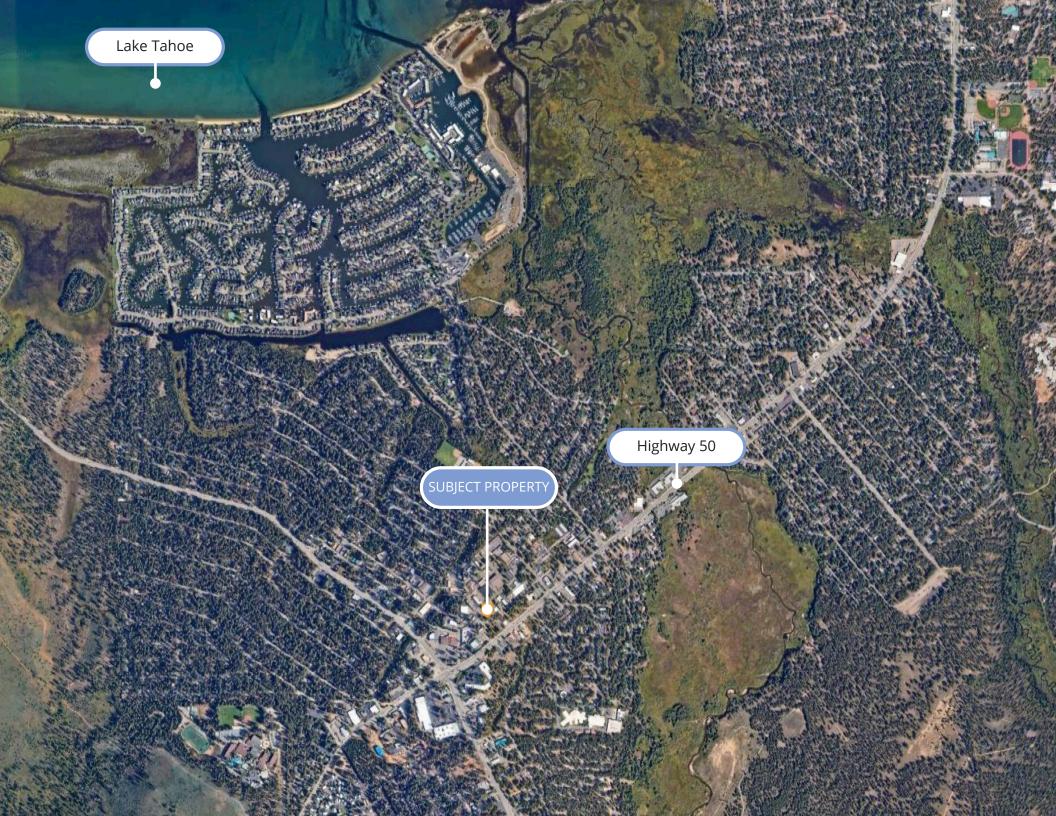
Land Area: ±10,890 SF



Land Price/SF: \$58.76



Zoning: GC



Interior photos









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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.



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