



FORECLOSURE  
SALE

**For Sale**

Industrial/Office Building with Yard

2087 and 2089 James Avenue  
South Lake Tahoe, California

Confidential offering memorandum

**AVISON  
YOUNG**





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# Investment summary

Avison Young is pleased to present the opportunity to acquire a rare industrial/office building with a large yard area located at 2087 and 2089 James Ave, South Lake Tahoe, CA. This  $\pm 2,950$  SF office building with  $\pm 6,098$  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  $\pm 2,950$  sq. ft. industrial/office building with  $\pm 6,098$  sq. ft. yard situated on a total of  $\pm 11,325$  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



*Year Built:*  
1969



*Address:*  
2087 and 2086 James  
Avenue



*City:*  
South Lake Tahoe,  
California



*Building Area:*  
±2,950 SF



*Land Area:*  
±10,890 SF



*Building Price/SF:*  
\$216.95



*Land Price/SF:*  
\$58.76



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



*Zoning:*  
GC



An aerial photograph of a region in California, likely near Lake Tahoe. The image shows a mix of dense evergreen forests, developed areas with buildings and parking lots, and a large body of water in the upper left. Three labels with leader lines are overlaid on the image: 'Lake Tahoe' points to the water, 'Highway 50' points to a major road, and 'SUBJECT PROPERTY' points to a specific location in a wooded area.

Lake Tahoe

Highway 50

SUBJECT PROPERTY



# Interior photos





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# AVISON YOUNG

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