

38 N Main St, Colfax, CA 95713

Presented By: Tami L Hampshire

LIC: 01745276

☎ Primary: 530-308-3320

☎ Secondary: 530-346-9191

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Foothill Properties

LIC: 02054628

📍 204 S. Auburn St. Suite 2 Colfax CA 95713

☎ 530-346-9191

LP: \$279,000

Status: N Active 05/20/25

Area: 12303

DOM/CDOM: 0/0

Price/SqFt: \$142.49

SqFt: 1,958 / Assessor Agent-Fill

Year Built: 1866

Lot Acres: 0.0600



Pending Date:

Days in Escrow:

Close Date:

Close Price:

CP % LP:

Close Price / SqFt:

Special Listing Conditions:

None

Listing Service: Full Service

📷 View All (46)

📍 Map

💰 Mortgage Calculator

Public Remarks

Public Remarks: Priced to Sell!! Historic Gem in the Heart of Colfax....Step into a piece of Gold Rush history with this beautifully preserved 1866 commercial building, nestled in the heart of Historic downtown Colfax. Spanning approximately 2,000 sq. ft., this charming building is currently home to a wellness cafe and florist, offering immediate income potential. Inside, you'll find two equipped kitchens/prep areas, two bathrooms, and a bright, cheerful interior full of color that radiates warmth and character. The building also features a basement for additional storage or creative use, and a delightful outdoor patio. With its rich historical roots, versatile layout, and prime Main Street location, this property is ideal for investors, entrepreneurs, or anyone looking to own a piece of Colfax's storied past. Whether you continue its current use or envision a new chapter, 38 N Main Street is a rare opportunity to own a truly charming and functional historic treasure. Over \$30,000 in upgrades in the last 2 years. Ample public parking. Possible owner financing to qualified buyer. Excellent opportunity. Do not disturb tenants. Appointment with agent for all showings.

Directions

Directions to Property: 180 to Colfax exit. Cross over Freeway to (R) on S. Auburn Street to (R) on N. Main.

Cross Street: S. Auburn

General Information

Property Subtype: Retail
County: Placer
APN: 006-067-004-000

Additional APNs:

APN#2:

APN#3:

Zoning: Commercial

County Use Code:

Census Tract: 220.02

Lot SqFt (approx) / Source: 2614

/ Assessor Auto-Fill

Lot Size Dimensions:

Year Built/Source: 1866 / Assessor Auto-Fill

Current Use: Restaurant,Mixed Use

Building Name:

Construction Materials: Brick,Concrete,Masonry

County Transfer Tax Rate: .00

City Transfer Tax Rate: .00

Signs:

Foundation: Concrete,Masonry Perimeter

Percent Office:

Maximum Available SqFt:

Total Parking Spaces:

Parking Features: Public,Street

Financials / Spaces

Financial Data Source:

Gross Scheduled Income:

Net Operating Income:

Income Includes: Rent

Cap Rate: %

Gross Rent Multiplier:

Operating Expense:

Operating Expense Includes: Insurance,Property Tax

Maintenance Expense:

Management Expense:

Insurance Expense:

Utilities Expense:

Owner Pays:

Lessee Pays:

Lessor Pays:

Tenant Pays: Common Area
Maintenance,Sewer,Electricity,Gas,Trash
Collection,Water

Vacancy Factor: %

Leased: %

Existing Lease Type:

Types of lease(s):

Lease Term: Renewal Option


Lease Deposit: \$2,000

Anchor Co Tenants:

Major Tenant Phone:

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Financials / Spaces

Taxes Expense:	Minimum Lease (Yrs):
Other Expense:	Maximum Lease (Yrs):
	Net Rentable SqFt:
	Rentable:

Space:	Year(s) Lease:	\$ / SqFt:	SqFt:	Comments
1				
2				
3				
4				

Disclosures / Restrictions

Disclosures /Documents:	Bonds/Asmts/Taxes:
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Property Information

Building Class:		Neighborhood,Public Transportation		Energy Efficient:	
Location:		Nearby,Downtown,Freeway Nearby,Restaurant Nearby,Shopping Nearby,Hotel/Motel Nearby		Green Building Verification	
Building Features:		Restroom(s)-Private,Display Window,Roof Sign,Extra Storage,Front Sign,Trade Fixtures,Kitchen Facilities		Type:	
Business Type:		Catering,Restaurant,Florist		Rating:	
Structure:				Body:	
Levels:				Year:	
Stories:	1	Total Units:	1	Walls:	Common Wall
# of Buildings:		Floor #:		Window Features:	
Office SqFt:		Retail SqFt:	2,000	Property Condition:	Updated/Remodeled,Exterior-Very Good,Interior- Excellent
Cost per SqFt:		Industrial SqFt:		Accessibility Features:	Accessible Bathroom(s),Accessible Kitchen
# of Floors:		# of Offices:		Roof:	Metal
# of Elevators:		# of Restrooms:		Security Features:	Fire Extinguisher
# of Tenants:		# of truck Doors:		Utilities:	Propane,Separate Gas Meter,Separate Water Meter,Internet Available
Dock Doors:					
Loading:	None				
Load Factor:					
Parking Clearance Height:	ft		in	Electric:	
Parking Ratio:	220 Volts				
Daily Traffic / Source:					
Flooring:	Brick,Tile,Combo of Materials,Linoleum				
Cooling:	Wall Unit(s)				
Heating:	Propane				
Water Source:					
Public					
Sewer:					
Public Sewer					
Irrigation Source:					
None					
Topography:					
Level					
Lot Features:					
Road Frontage:					
City Street					
Frontage Type:					
Year Renovated:					
Yard Size:					
Not Available for Property Type					

Search Criteria