

# ±5,040 SF MULTI TENANT OFFICE BUILDING *FOR SALE*

2828 EASY ST, PLACERVILLE, CA 95667



## *Property Highlights*

±5,040 SF two-story office building with parking on both levels and a total of three suites

Zoned commercial (C)

APN# 325-120-041 (City of Placerville)

Built in 1961

Suite 2 of ±1,260 SF and suite 3 of ±1,260 will be vacant at close of escrow, totaling ±2,520 SF

High speed fiber AT&T available at the building

HVAC system ±8 years old

Well maintained office building with strong tenants

Offering Price: \$795,000

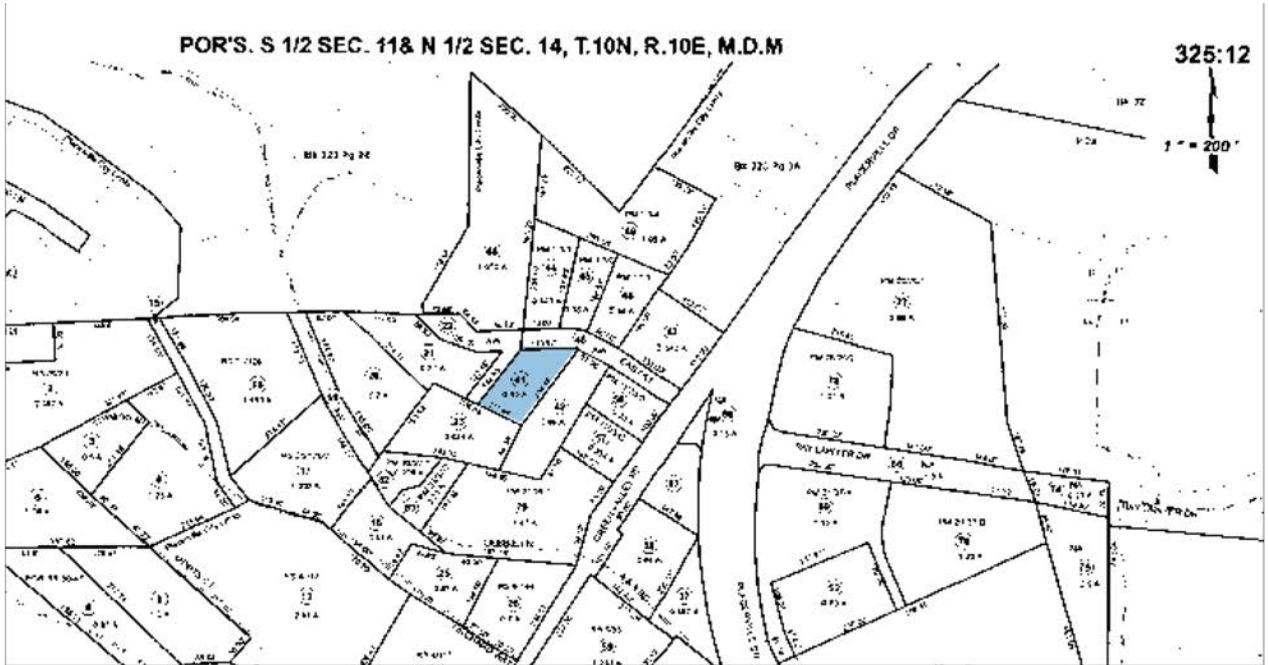
*For more leasing  
information contact*

**TOM CONWELL**  
916.751.3626  
tom.conwell@kidder.com  
LIC N° 01394155

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# RENT ROLL

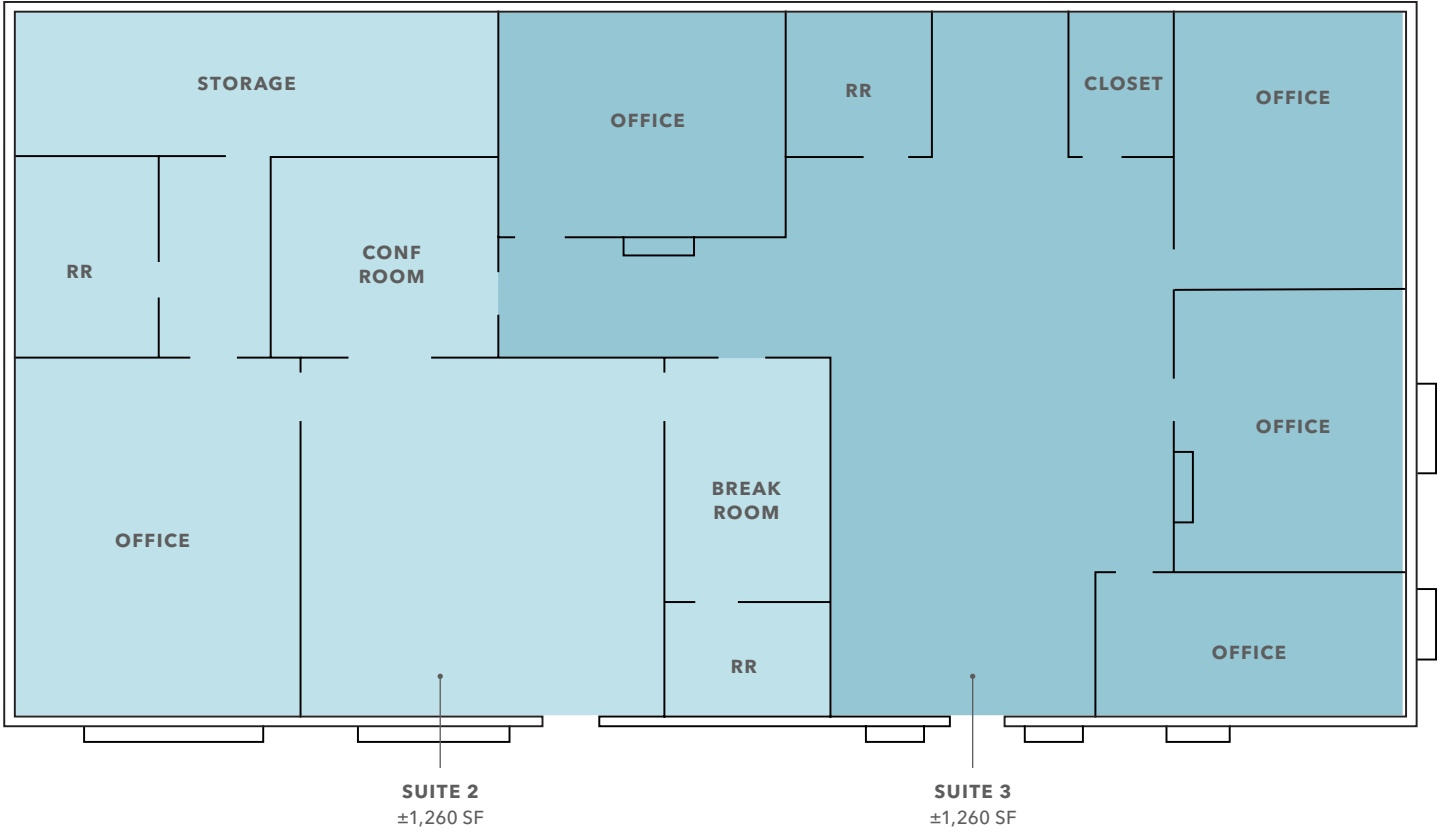
TENANT	SUITE	SF	RENT	LEASE EXP	OPTIONS
EDTC	1	2,520	\$4,517.00	6/30/2028	None
The Discovery Group	3	1,260	\$1,244.00	12/31/2023	None
Vacant	2	1,260			
<b>Total</b>		<b>5,040</b>	<b>\$5,741.00</b>		
<b>Annual Income</b>			<b>\$68,892.00</b>		

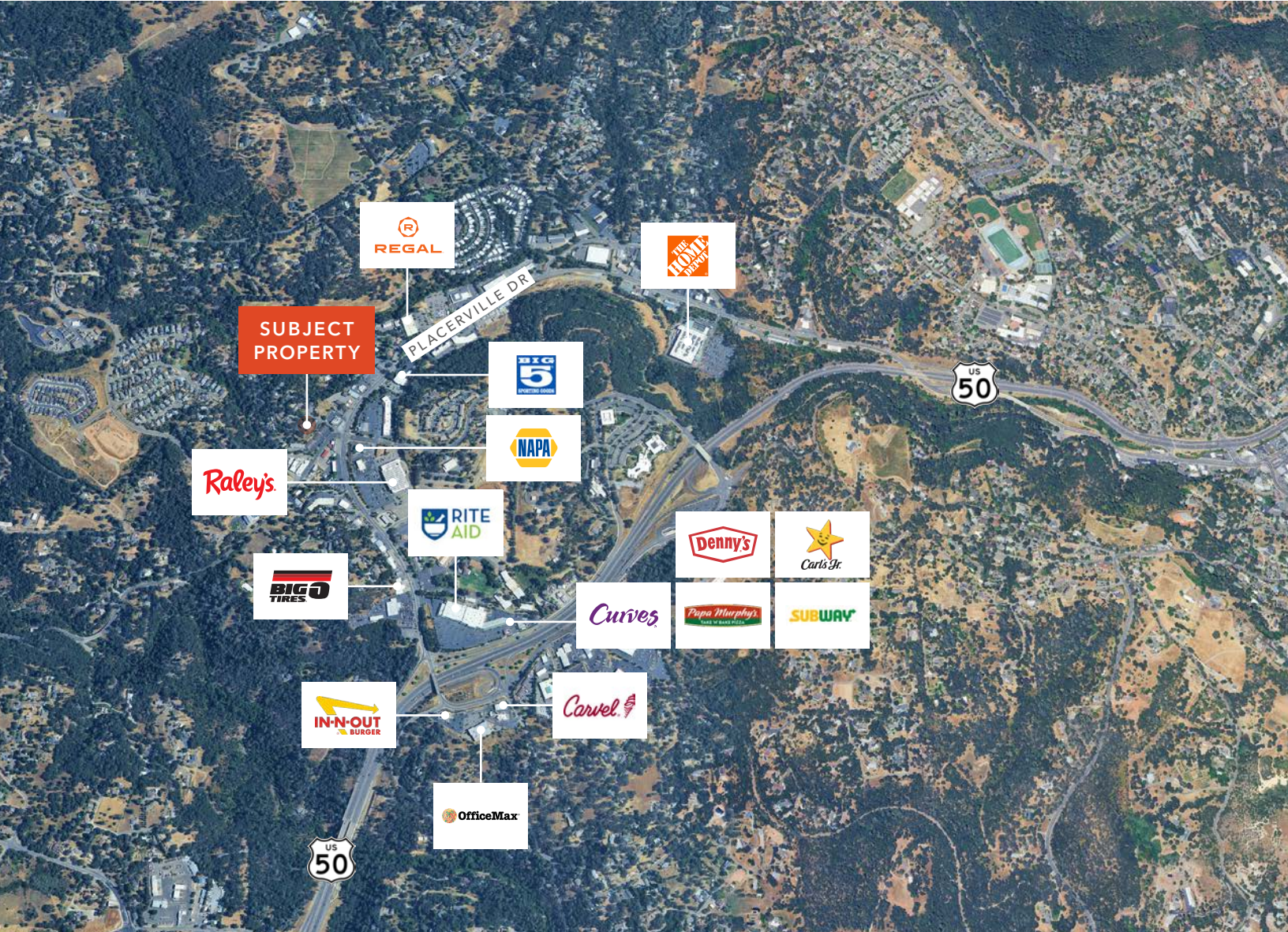
OPERATING EXPENSES	ANNUAL
Pest/Fire/Window/Clean	\$840.00
Insurance (Nationwide)	\$6,000.00
Landscaping	\$3,000.00
Prop Taxes (on \$795,000)	\$8,586.00
Utilities (power, water/sewer, trash, propane)	\$13,130.00
<b>Total</b>	<b>\$31,556.00</b>





# FLOOR PLAN





	3 Miles	5 Miles	10 Miles
POPULATION	20,811	33,145	80,742
AVG HH INCOME	\$92,551	\$94,159	\$102,897
MEDIAN HOME VALUE	\$422,646	\$430,369	\$460,577
MEDIAN AGE	45.8	47.6	48.2
EMPLOYEES	16,138	18,818	28,287

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.