

3347 & 3357

DUROCK ROAD

Shingle Springs

±0.99 ACRES

FLAT LOT - NO TREES

FOR SALE

CAN BE SOLD

SEPARATELY

PARCEL #1 - \$349,000

PARCEL #2 - \$349,000

EXCLUSIVE LISTING AGENT

TOM CONWELL

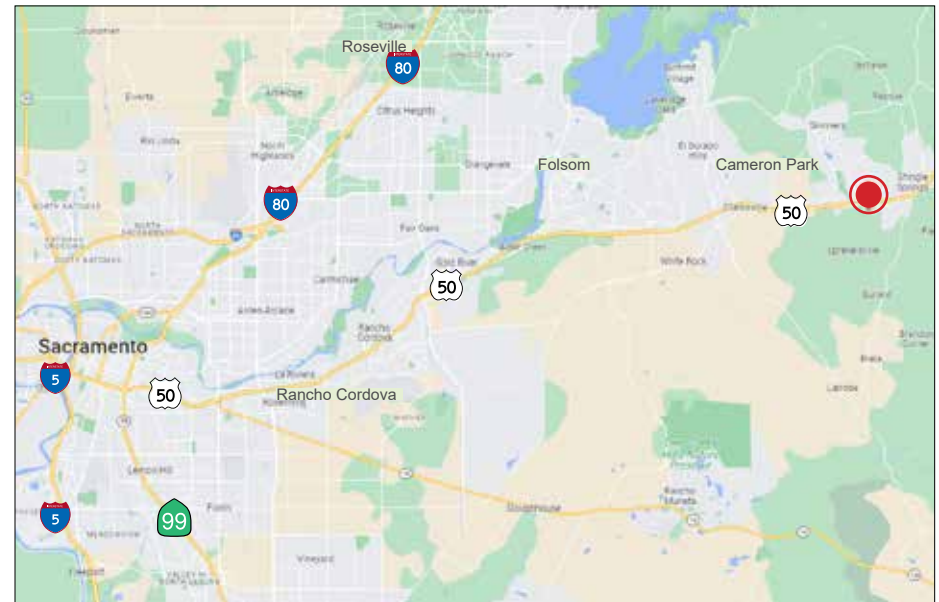
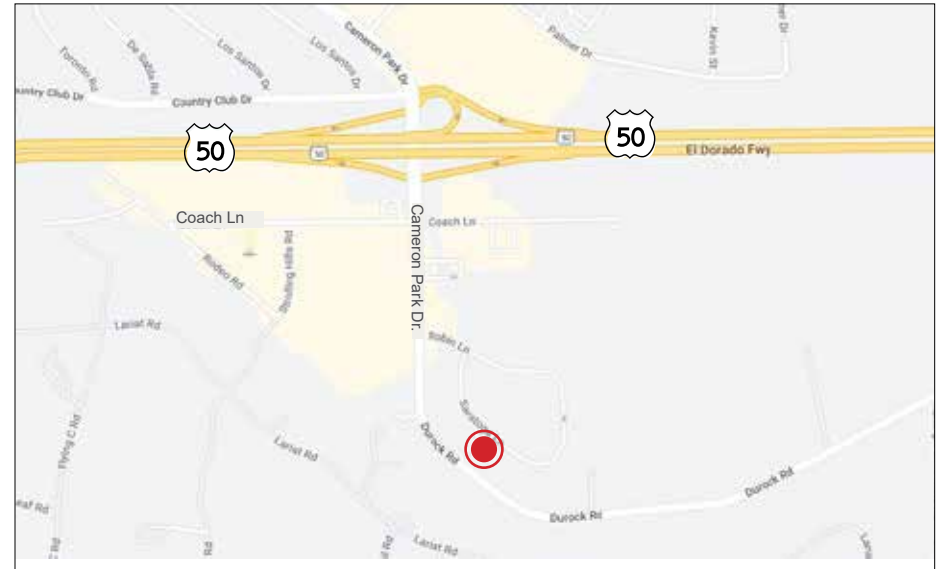
Managing Director
tom.conwell@nrmk.com
t 916-569-2380
CA RE Lic #01394155



NEWMARK

FOR SALE

- Offered for Sale at \$698,000 for both parcels
- ±0.99 Acres -Flat/No Trees - Parcel#1 - ±0.52 AC, Parcel#2 - ±0.47 AC
- APN# 109-214-007 & 109-214-008 (Contiguous Parcels)
- Zoned CC (Community Commercial)
- 3/4' water meter on each parcel (2 total)
- Front access to Durock Road and rear access from Saratoga Lane
- Close to new Dutch Bros Drive Thru Coffee & Moonraker Millhouse Brewery & Restaurant
- Close to many other amenities
- Great Durock Road exposure
- Close to Highway 50



LOCATION & AMENITIES >>

SITE

MOONRAKER
BREWING CO.

BIG TIRES

ACE
Hardware

SAFeway

O'Reilly AUTO PARTS

Denny's

K

76

Bank of America

McDonald's

Boat & RV Storage

JIMBOY'S
STEAKHOUSE

Shell

Champion

Quality Inn

Starbucks

Davita

50

Placerville 12 Miles

Sacramento 26 Miles

50

Marshall Medical Center

Palmer Dr

BEL AIR
SUBWAY
Jiffy Lube
CVS
WELLS FARGO
Mobil
Auto Zone
Firestone

Cameron Park Dr.

UMPQUA
BANK

Eskaton Lodge

Cameron Park Village Apartments

Ponte Palmero Retirement Community

Ponte Morino Dr

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