



1156 SUNCAST LANE

FOR SALE

Offered at \$825,000

EL DORADO HILLS, CA

$\pm 3,360$ SF
ON ± 0.10 ACRES



PROPERTY HIGHLIGHTS



OFFERED AT \$825,000



APN# 117-400-004-000



RECENTLY DEMOLISHED
INTERIOR. FULL SET OF
PROPOSED PLANS AVAILABLE



YEAR BUILT 2000



LOCATED IN EL DORADO HILLS
BUSINESS PARK



ZONED R&D (RESEARCH
& DEVELOPMENT)



WELL ESTABLISHED OFFICE
PARK OFFERING ABOVE
STANDARD COMMON AREA
INCLUDING POND, WATER
FEATURES, AND PUTTING
GREEN.



HVAC UNITS ON ROOF AND FULLY
SPRINKLERED INTERIOR



OFFICE CONDO BUILDING.
IDEAL OWNER USER
PURCHASE

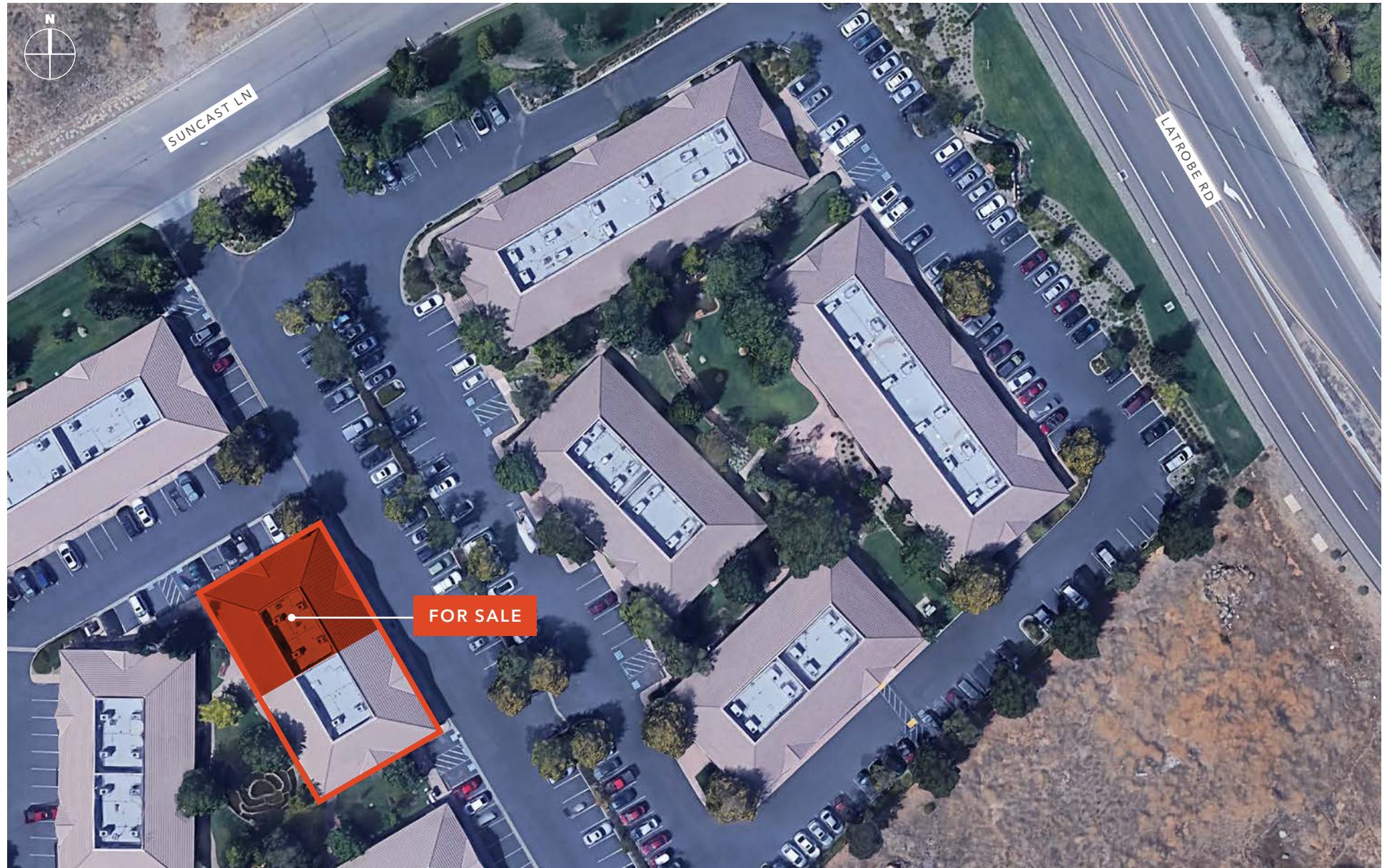


MULTIPLE DEDICATED ENTRANCES.
IDEAL FOR MULTIPLE TENANTS

1156 SUNCAST LANE



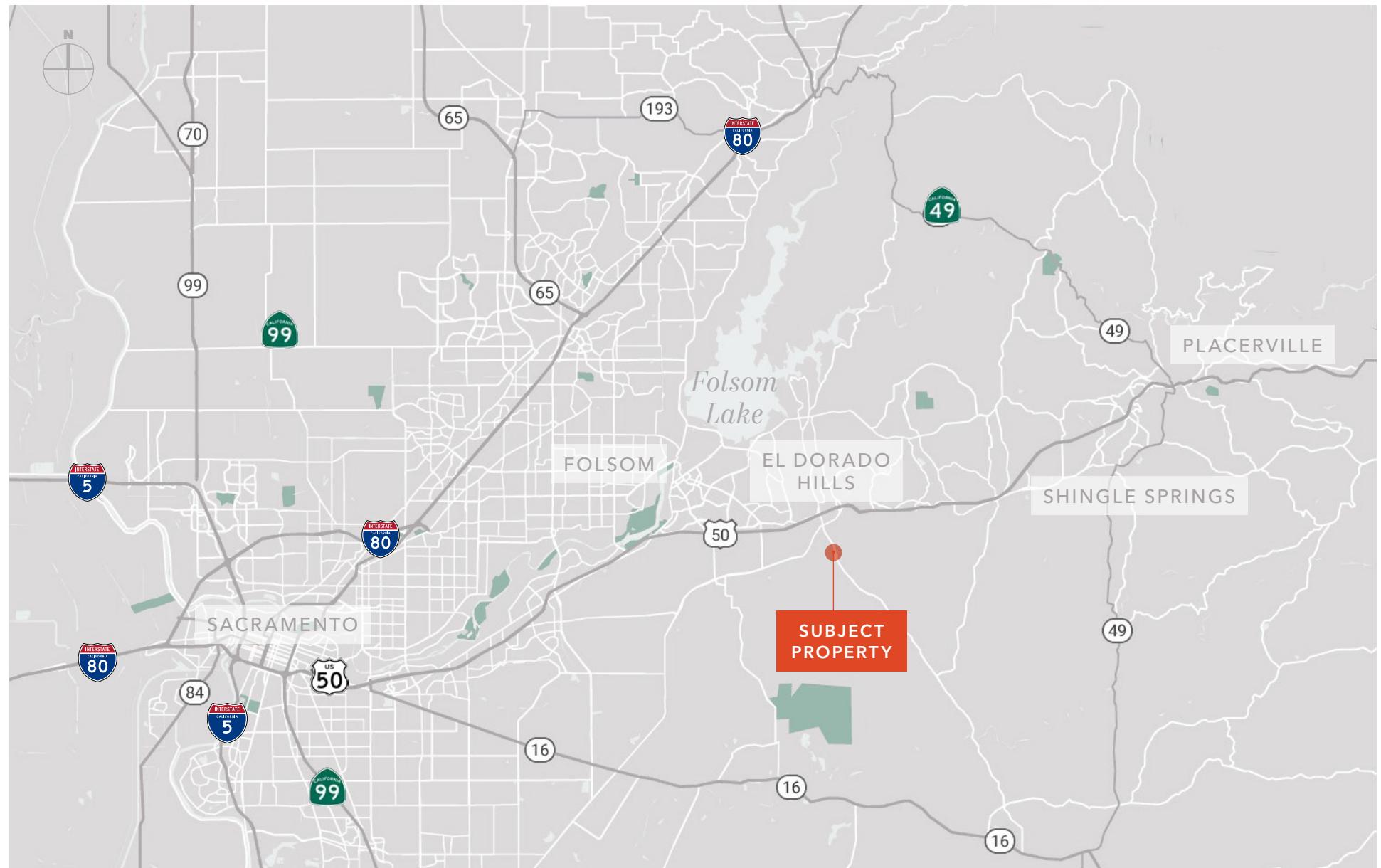
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AVAILABLE FOR SALE

KIDDER MATHEWS





FLOOR PLAN



1156 Suncast Lane is delivered in cold shell condition, offering a blank canvas for your ideal office or commercial build-out. Although the space was previously fully improved, the current owner removed the interior, resulting in a wide-open layout ready for immediate customization. The floor plan shown in this brochure reflects a thoughtfully designed proposed layout that the owner was prepared to construct.

A complete set of architectural plans with previously approved permits is available. While the permits have since expired, they may be reactivated once the plans are updated to meet current (2025) building code requirements. The prior permit number is 0368177. Prospective buyers are encouraged to contact or meet with El Dorado County to confirm the permitting process and any required updates.

As shown in the photos and floor plan, the space offers excellent flexibility to create an efficient, modern workspace tailored to your operational needs, whether for professional offices, medical, or light commercial use (subject to zoning). Opportunities to purchase a commercial property in such a clean, open condition are rare, allowing you to design from the ground up without the cost and limitations of demolishing an existing layout. This is a unique chance to create a space that truly fits your business, both functionally and aesthetically.



1156 SUNCAST LANE

PROPERTY PHOTOS





1156 SUNCAST LANE

*For more information on
this property, please contact*

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km **Kidder**
Mathews