

3794 E State Hwy 20, Nice 95464			LCNIC - Nice
STATUS: Active	LIST CONTRACT DATE: 03/01/23	LISTING ID: LC23038943	LIST PRICE: \$349,000 ↓
SELLER WILL CONSIDER CONCESSIONS IN OFFER:	PROP TYPE: Commercial Sale	PROP SUB TYPE: Retail	
	PARCEL #: 03218103	SECONDARY PARCEL#: 03218102	



SQFT(SRC): 4,550
SQFT LOT: 27,878 (N)
ACRES: 0.640
BUSINESS NAME:
BUSINESS TYPE: Grocery, Restaurant
YEAR ESTABLISHED:
YEAR BUILT: 1951 (ASR)
SLC: Standard
LEVELS: 1
CURRENT USE: See Remarks
ACTUAL RENT:
RENT MIN - MAX \$/SF/YR:
NUMBER OF UNITS: 2
ENTRY LEVEL:
BUILDING STATUS: Existing
OCCUPANCY:
BUILDING \$/PER SQFT: \$76.70
LAND \$/PER SQFT:
DAYS ACTIVE IN MLS: 975
COUNTY: Lake
PARCEL MASTER:
INVEST?: Yes A/C?:
FENCE?: HEAT?:

DESCRIPTION
Nice Market TWO commercial buildings & fantastic Hwy 20 exposure! Approx. 180ft of Hwy 20 frontage, TWO commercial units totaling 4350sqft. Large corner parcel with a ton of parking and storage. Fronts both Hwy 20 and Hudson Ave in Nice, CA. Main building is 3250sqft, was once known locally as the "Nice Market" grocery store (NOW VACANT), plus an additional 1100sqft property behind the market with its own parking & utilities. Rented in past as a cafe restaurant, good supplemental rental income. Restaurant equipment INCLUDED in sale. Two separate parcels, being sold together. Zoned CH. OWNER WILL FINANCE SHORT TERM, negotiable on terms. Great option for retail, restaurant, or to be revamped as a successful grocery establishment.

BUSINESS URL:

BUILDING DETAILS	UTILITIES
FEATURES: HEATING: LAUNDRY: None CLEARANCE: INDUSTRIAL TYPE: PROBATE AUTHORITY:	OFFICE CLASS: ROOFING: SECURITY: CONSTRUCTION: LOT: 0-1 Unit/Acre, Corner Lot, Level with Street, Near Public Transit
BUSINESS DETAILS	ELECTRICITY: 220 Volts in Kitchen AMPERAGE: VOLTS: UTILITIES: Electricity Connected, Sewer Connected, Water Connected WATER: Public

OWNERSHIP: DAYS / HOURS OPEN: FULLTIME EMPLOYEES: LEASE EXPIRES: EQUIPMENT VALUE:	SPECIAL LICENSES: PART TIME EMPLOYEES ACTUAL RENT: INVENTORY VALUE:	YEARS CURRENT OWNER: HOURS OWNER WORKS: LEASABLE SQFT: MONTHLY NNN: PARKING TOTAL:
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SQUARE FOOTAGE	INDUSTRIAL SQFT: INDUSTRIAL MIN/MAX: DIVISIBLE SQFT: LAND \$/PER ACRE:	OFFICE SQFT: OFFICE MIN/MAX: RESIDENTIAL SQFT:
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PARKING	PARKING TOTAL: UNCOVERED:	CARPOT: PARKING RATIO:
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POWER PRODUCTION	POWER PRODUCTION: No	GREEN VERIFICATION:
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LAND	COMMON INTEREST: None LAND USE: Office, Other, Retail LOT SIZE DIM: TOPOGRAPHY: PARCEL #: 03218103 ADDITIONAL PARCEL(s): 03218102	BUILDER NAME: ZONING: SURVEY TYPE:	PARK NAME: PHASE: WATERFRONT:
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TERMS	LEASE RENEWAL OPTION?: LISTING TERMS: CLOSE DATE: INCLUSIONS: EXCLUSIONS:	ASSIGNABLE: FINANCING:	MIN. DOWN AMOUNT: OWNERSHIP TYPE:
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OWNER / TENANT	OWNERS NAME: OWNER PHONE: OWNER PAYS: TENANT PAYS:	# of UNITS LEASED: 2 ANCHORS/Co-TENANTS:	MOVE-IN:
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FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

UNITS						
TYPE	#UNITS	BEDS	BATHS	SQFT	RENT	DESCRIPTION
1	1	0	0	3,250	\$1,800	nice market
2	1	0	0	800	\$1,100	restaurant behind
AGENT						

LISTING AGENT: [Cassie Pivniska](#)

LISTING AGENT STATE LICENSE: [01443512](#)

LISTING AGENT MLS ID: [LCcassiepivniska](#)

CO-LISTING AGENT:

CO-LISTING AGENT STATE LICENSE:

CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: **707-245-6514**
2.LA FAX: **707-275-6101**
3.LA EMAIL: cassiepivniska@yahoo.com

OFFICE		
LISTING OFFICE: Pivniska Real Estate Group	LISTING OFFICE STATE LICENSE: 01443512	LISTING OFFICE MLS ID: LCPivniska
LISTING OFFICE PHONE: 707-245-6514	LISTING OFFICE FAX: 707-275-6101	
CO-LISTING OFFICE:	CO-LISTING OFFICE STATE LICENSE:	CO-LISTING OFFICE MLS ID:
CO-LISTING OFFICE PHONE:	CO-LISTING OFFICE FAX:	

MLS		
BAC:	DUAL/VARI COMP?: No	INTERNET SEND: LISTING?/PRICE? Yes/
LISTING CONTRACT DATE: 03/01/23	EXPIRATION DATE: 04/30/26	MOD TIMESTAMP: 11/07/25
START SHOWING DATE:	CURRENT FINANCING: None	LIST AGRMT: Exclusive Right To Sell
ON MARKET DATE: 03/08/23		NEIGHBORHOOD MARKET REPORT YN?:
BAC REMARKS:		
PRIVATE REMARKS: 3794 and 3774 Hwy 20, Nice CA. Being sold together.		

SHOWING INFORMATION	
SHOW INSTRUCTIONS: Call agent first for alarm code and combo code for box on door. Thank you!	
DIRECTIONS: Hwy 20 to property on corner of Hwy 20 and Hudson Ave.	
PHOTOS	