

For Sale  
Historic Smith Flat House

2021 Smith Flat Road  
Placerville, CA 95667



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# Offering Memorandum

2021 Smith Flat Road  
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RE/MAX Gold is pleased to offer the historic Smith Flat House, for sale. Smith Flat House was a hotel originally built in 1853 with substantial additions including a blacksmith shop in 1863. In the property is the famous opening to the Blue Lead Mine. Known early as "3 Mile House" the building has served as a stage coach stop, general merchandise store, hotel, post office and community hall for 135 years. This building is perhaps the best preserved frame structure of its size in the entire Mother Lode and the last remaining of the over 90 stations on the Placerville Wagon Road.

The property was remodeled in 2007 and features all new plumbing, new roof, new bathrooms, new electrical and more, all done with quality labor and materials. Most of the original building is still intact but with extensive structural modification to the foundation, walls and roof system. Also added were communication and control wiring, security system and fire sprinklers, phone, internet hard wire and drainage systems throughout the property. Most of the exterior stone walls are original and most windows and doors were replaced with new windows and doors but kept at the same location. Some of the original windows were carefully removed and preserved by being incorporated into the inside decor.

The subject property consists of a 9,861 sf building on three levels, on a 1.81 acre parcel of land. The first floor is approximately 5,018 sf and features a large commercial Kitchen with hood, inside Dining area, office space, steam room, sauna and restrooms. The second floor features an additional Kitchen with hood, a 150 person Theater, offices, restrooms and a wraparound deck. The cellar has a bar, more dining space and the entrance to the famed Blue Lead Mine. The property includes an outside patio with Gazebo with removable glass panels and a landscaped courtyard featuring a fountain and an outside bar. Also on the property is the 3,600 sf, 1863 built, historic Freight Barn with the original cobblestone flooring and a 950 sf, two-bedroom, one-bath residence. There is a 5,000 s.f. pad with stubbed utilities, that has already been laid for a future building on the property. There are 70 parking spaces on the property of which about 30 spots are paved.

The property has been used as a wellness center and a pizzeria in the recent past and is currently used as a restaurant, event center and wedding venue. The zoning on the property is Community Commercial, which allows for a range of uses.

The property is located an hour from Sacramento and S. Lake Tahoe, and close to wineries, the famous Apple Hill and Historic Placerville.

# Property Highlights

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## Property Highlights:

- Sale Price: \$2,499,000
- Building Size: 9,861 sf
- Land Area: 1.81 acres
- Parcel number: El Dorado County APN 048-240-014-000
- Zoning: CC
- Zoning allows for a variety of uses including restaurant, retail, veterinary uses, Brewery, Brewpub, Indoor Entertainment, Food and Beverage Sales, Funeral and Internment Services, Bed and Breakfast Inn, Health Resort and Retreat Center, Hotel and Motel, Medical Services, Long term care Facility, Professional and medical offices, Restaurant, Outdoor sales, Personal Services, Specialized Education and Training, Community Care Facility, etc. Freeway Frontage with immediate access to Highway 50
- One hour from Sacramento and to South Lake Tahoe
- Abundant outdoor recreation activities nearby
- Easy access from Highway 50



# Property Pictures

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# Location Map

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