

8106 N Lake Blvd

Kings Beach, California 96143

Summary

+/- 2,230 SF mixed-use property ideally located in the heart of King's beach with frontage along N Lake Blvd and steps from beautiful Secline Beach. The commercial portion has a successful long-term tenant in place on a month-to-month lease, offering optimal flexibility for a future owner. The rear portion is a secluded two-bed / two-bath home with a large private yard and convenient beach access. Current ownership has a proven track record renting the residential portion as a highly profitable short term rental, but the layout would also be ideal for an owner-user seeking the use of the space as a private residence.



Sale Price:

\$1,550,000

Building Size:

+/- 2,230 SF

SF Breakdown:

+/- 900 SF Commercial, +/ - 1,330 SF Residential 2 bed / 2 bath home

Lot Size:

5,369 SF / 0.12 Acres

For More Information

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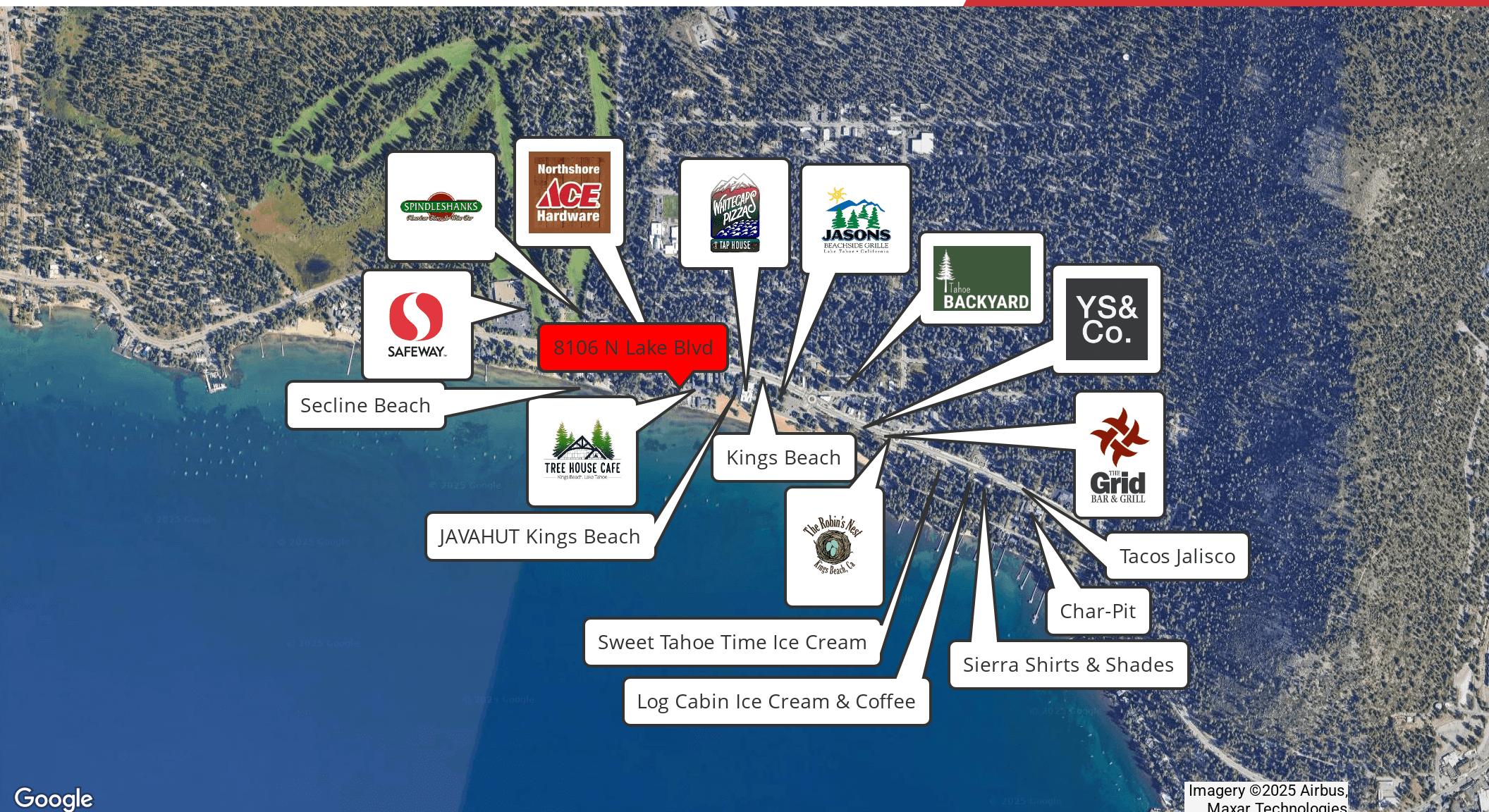
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Investment Highlights

- Mixed-Use Property with Flexibility:** The property currently offers two proven income streams from the commercial tenant in the front portion and STR residential portion in the rear. The current tenant is a successful day spa paying \$3,400/month on a month-to-month lease with a desire to stay long-term. The STR has been rented up to \$7,500 monthly and \$600 nightly with occupancy of 75-90% during peak season. A new owner could easily continue current operations or have freedom to seek out new uses immediately.
- Ideal Location:** The commercial space fronts N Lake Blvd in the heart of Kings Beach with prime visibility and pedestrian traffic. The residential portion is peacefully secluded with a separate entrance on Brockway Vista Drive, steps from beautiful Secline Beach and a short walk to all the amenities of Kings Beach.
- Rarely Offered Owner-User Potential:** The location and layout of the property present a unique opportunity for an owner-user seeking to operate a business adjacent to their new home. Spacious, peaceful homes with private yards and beach access are rarely available on their own, and the included ~900 SF of prime retail space makes the offering truly once-in-a-lifetime.
- Own a Piece of the Kings Beach Revitalization:** Multiple nearby parcels are slated for redevelopment, including the motel directly east of the property, the proposed "39°N" project down the street, and the recently completed Peak10 townhomes. Placer County has also targeted the area for revitalization and invested in projects to improve accessibility, safety, and aesthetics throughout the neighborhood.





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For Sale**+/- 2,230 SF | \$1,550,000
Mixed-Use Space**

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Mixed-Use Space



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