

COUNTRY REAL ESTATE

70226 JOLON ROAD, BRADLEY



Coml. Bldg.: 2,800± sq. ft.

Home: 3 Bedrooms, 2 Baths
1,876± sq. ft. of Living Area
20± Acres

APN: 423-251-009-000

Price: \$899,900

ASK FOR

Carolynne Potts
(805) 239-5122
Lic #00870449

Kala Roth
(805) 369-3809
Lic #02142547

Pedro Plascencia
(805) 234-3956
Lic #01878543

Commercial Property with onsite living quarters. Lively corner location with paved road frontage on the path to South Shore Lake San Antonio and the scenic route to Big Sur. Elevated site creates fabulous views of the rolling topography and Santa Lucia Mountain Range. Twenty acres present a 2,800± sq. ft., commercial building previously licensed as a bar and grill serving beer and wine. **(OVER)**



Phone: (805) 239-9566

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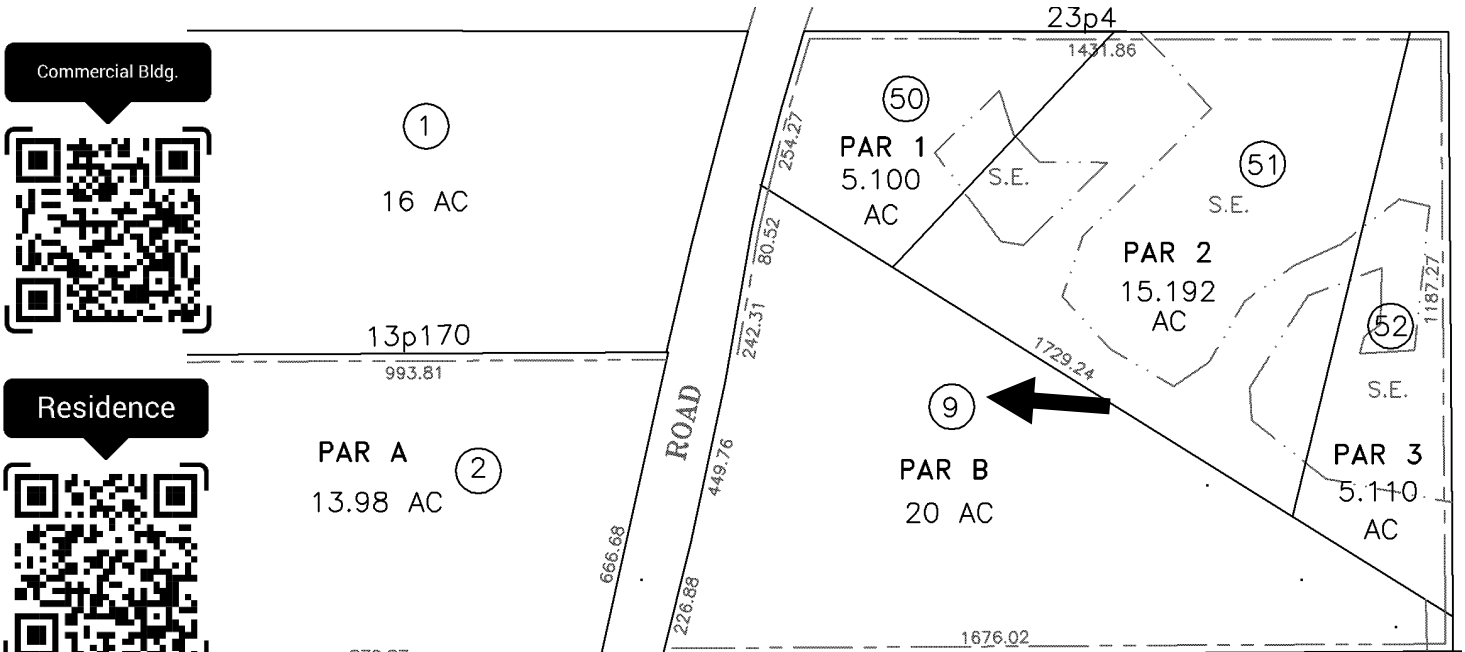
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Commercial kitchen still intact with, prep areas, two bathrooms, two walk-in coolers and bar area refrigeration. Features open seating and booths, full sized bar, entertainment stage, dance floor and expansive front porch overlooking the open countryside. All appliances and furnishings are included. This building is in great condition and it sports a new roof. Self-sufficient with its own well, septic and propane service. Setup to open a new restaurant but also a good contender for public events, tasting room, retail cannabis, gift shop with souvenirs, convenience store with deli, RV Park, vacation rentals with accommodations for all the big boy toys along with pets and animals. The property has a 2.5± acre fenced area permitted as an outdoor RV and boat storage lot.

All this plus an immaculate 1,876± sq. ft. three bedroom, two bath manufactured home in a private location with fabulous views. Open floor plan with high ceilings and plenty of natural lighting. Features include laminate wood floors, granite countertops, stainless steel appliances, fireplace, and tankless water heater. Refrigerator, washer, dryer and water softener are included. Individual well, septic and propane gas. Solar system is in place for low electric bills.

Historic Jolon Road is part of Monterey County’s designated wine corridor known as an American Viticulture Area. This is one the country’s oldest grape-growing and winemaking regions. Home to generations-old families plus recent neighbors with an interest in food and wine. Lake San Antonio Park Service offers a range of year-round activities and amenities including the Los Robles Equestrian Trail, hiking and biking trails covering 26± miles; marina, campsites; rental cabins; shoreline camping, eagle watching tours and more. This lake has been discovered by fishermen and sporting enthusiasts alike. The Wildflower Festival and Triathlon draws thousands of guests to the area every year. Many car, motorcycle and bicycle clubs travel Jolon Road on a regular basis. Ft. Hunter Liggett nearby hosts the Hacienda restaurant, recreational center, pool, bowling alley and movie theater. Permits are given for hunting and fishing on the base. Many tourists drive the scenic Nacimiento Ferguson Road to the beaches of Big Sur. Mission San Antonio de Padua is the last remaining California mission in its original setting featuring peaceful gardens and a museum with local artifacts, photos, and memorabilia from more than a century ago. Church services are held weekly as well as the annual “Fiesta” that draws thousands of visitors.

Bring your revenue making ideas to service the local community as well as the many tourists that pass by this multi-purpose property on a daily basis. Check with Monterey County for specific regulations. Walk, bike or ride your horse to the lake! Just 10 minutes from Hwy. 101 where shopping, dining, hospitals and small airports are within a ½ hour away. Close to Paso Robles; easy commute to the Bay Area for a weekend getaway.



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