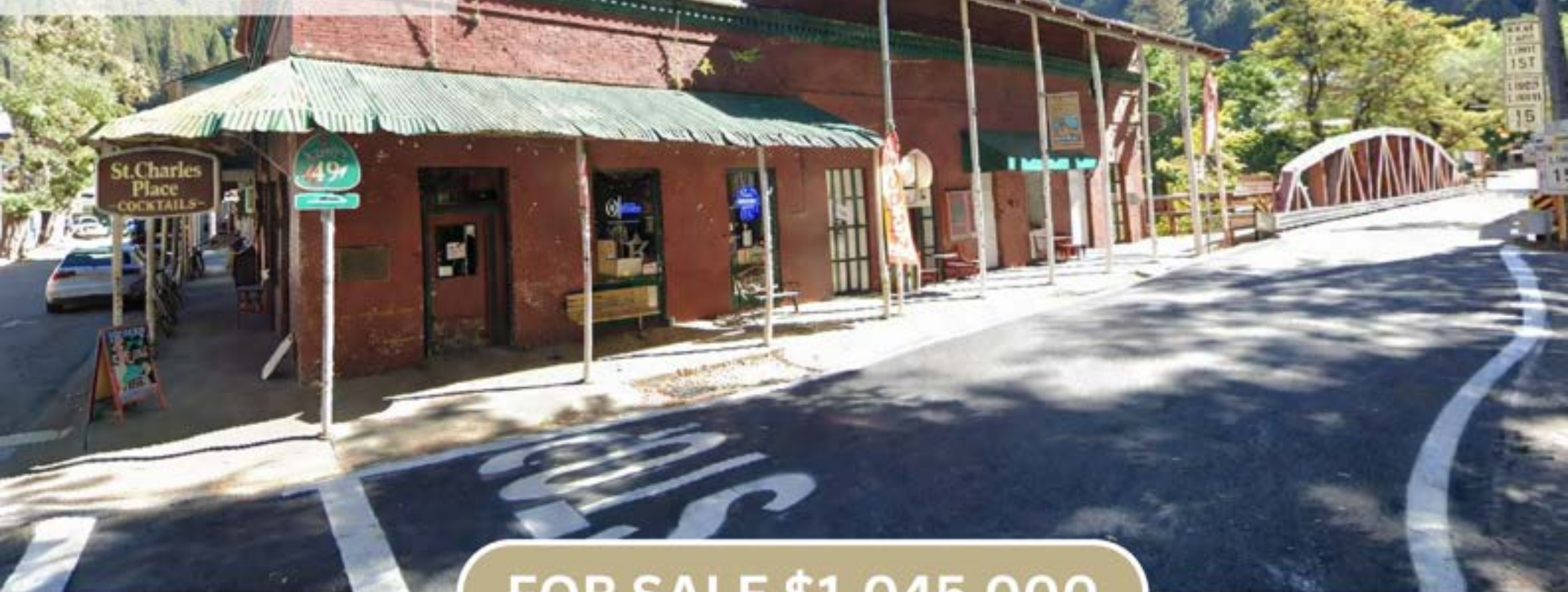


**CENTURY 21
COMMERCIAL.**

Cornerstone



FOR SALE \$1,045,000

ST. CHARLES PLACE

101-103 Commercial Street, Downieville, CA 95936

+/-4,674 SF Building on +/- .11 Acres

Craycroft Building and St. Charles Place Saloon



101-103 COMMERCIAL ST., DOWNIEVILLE, CA
SALOON \$395,000 & CRAYCROFT BUILDING \$650,000



HIGHLIGHTS

- **Legendary Bar and Restaurant**
- **High Visibility/Traffic**
- **Includes ABC Type 48 & Type 21 Liquor License**
- **Business includes antiques & authentic decor**
- **Multiple Offices & 4,000 SF Upper Room**
- **Gathering Spot for locals and tourists**



CENTURY 21
COMMERCIAL.
Cornerstone

Ron Nevia Lic. 00869560
(530) 277-1043 • Ron.Nevis@c21cornerstone.com



101-103 COMMERCIAL ST., DOWNIEVILLE, CA
SALOON \$395,000 & CRAYCROFT BUILDING \$650,000



BUILDING

- +/-4,674 SF Historic Commercial Property
- APN: 003-103-002
- 3 Offices
- +/-4,000 SF Upper Room with flexible potential
- Move In Ready
- Multiple Exterior Signage Locations



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SALOON \$395,000 & CRAYCROFT BUILDING \$650,000



St. Charles Place Saloon

St. Charles Place Saloon presents a rare opportunity to acquire a fully operational, historic bar and hospitality asset in the heart of Downieville, California, one of Northern California's most iconic mountain destinations. Situated along Commercial Street at the gateway to town and adjacent to the Yuba River and famed red bridge, this well-known establishment benefits from consistent year-round traffic driven by tourism, outdoor recreation, and local patronage. The property features a classic Old West façade with a welcoming bar environment, established customer base, and strong regional reputation. With its prime location along Highway 49 and proximity to world-class mountain biking, fishing, and rafting, St. Charles Place is ideally positioned for continued success, offering both stable in-place income and upside potential through expanded hours, events, or enhanced food and beverage offerings.

- BC Type 48 (On-Sale) and Type 21 (Off-Sale) liquor licenses
- Riverside Deck
- Pool, Ping Pong & games
- Antiques, photos, memorabilia & authentic décor
- Large Bar & dining area
- Website & Social Media Accounts
- Signs & Advertising Materials
- Profit & Loss Statement upon request

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2025 Estimated Demographics - Downieville, CA (3 Mile Trade Area)



~1,250

Daytime Population
(includes seasonal
+ tourism activity)



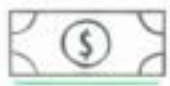
85

Businesses



~325

Population



~\$75,000

Avg. HH Income



~60-70

Households



Tourism & Visitor Metrics

~20,000 Annual Visitors

~4,000+ MTB Riders Annually

~70% Seasonal / Weekend Traffic



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THINGS TO DO

- Downieville Museum
- Fish for Brown and Rainbow Trout
- Rent a mountain bike from Downieville Outfitters
- Ride mountain bike trails
- Downieville Classic Mountain Bike Race and Festival
- Brewfest
- Downieville Mountain Brewfest
- Go off-roading in the backcountry
- Music Festivals
- Gold panning



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