

FOR SALE

550 MAIN STREET, PLACERVILLE, CA.



Offered at \$3,500,000

NEWMARK

Tom Conwell
916-569-2380
tom.conwell@nrmk.com
CA RE Lic# 01394155

The Courtyard Building and its vacant land are offered at \$3,500,000. This property features a two-story, approximately 17,120-square-foot multi-tenant building set on about 1.06 acres, along with a 0.14-acre parcel currently used as a parking lot with around 17 stalls. Built in 1982, the building includes professional offices with a secure gated entrance to the courtyard and a handicap-accessible elevator serving the second-floor offices. Located in the heart of historic downtown Placerville, the property enjoys a strategic position with the Chamber of Commerce directly next door, the El Dorado County Courthouse directly across the street and Marshall Medical Center just two blocks away. Numerous restaurants are within easy walking distance, enhancing the location’s appeal for businesses seeking convenience and accessibility. The building has been well maintained by the owners since 1999 and is ideal for owner/users or investors seeking upside potential. It features well-laid-out smaller office suites, with existing leases being Full Service Gross. Additionally, a generator is on-site, supplying power to common area lighting. This opportunity offers a gross income of \$88,152.



First Floor

Suites Ready for Occupancy

- Suite B1A - ±400 SF
- Suite B2 - ±2,436 SF
- Suite C - ±2,369 SF

Combined: ±5,205 SF



LOAD BEARING WALLS ———
 PARTY WALLS ———
 * MOVABLE INTERIOR WALLS
 * CONFIGURATIONS SHOWN MAY NOT BE EXACT

FIRST FLOOR

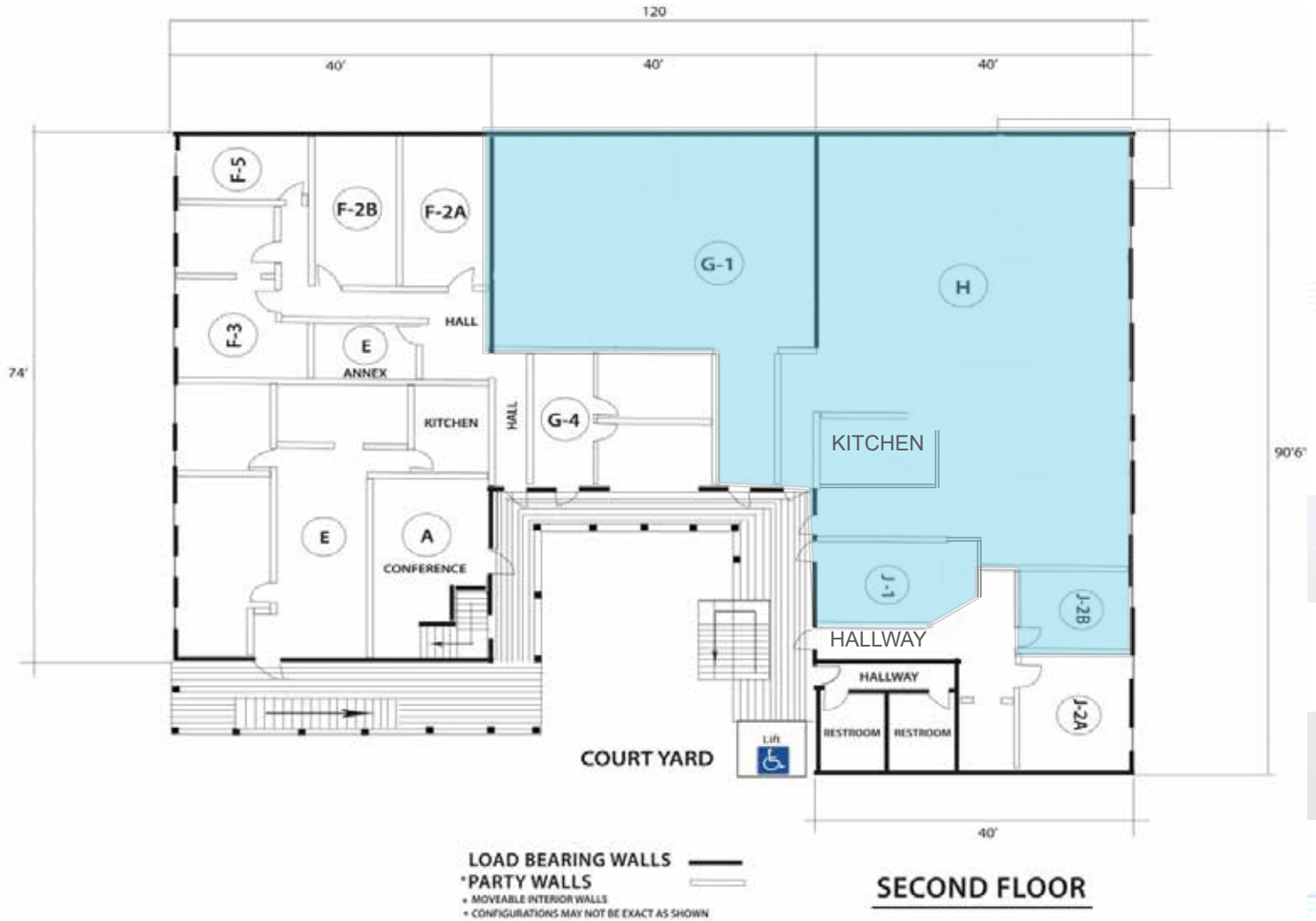
Floor Plan - 1st Floor



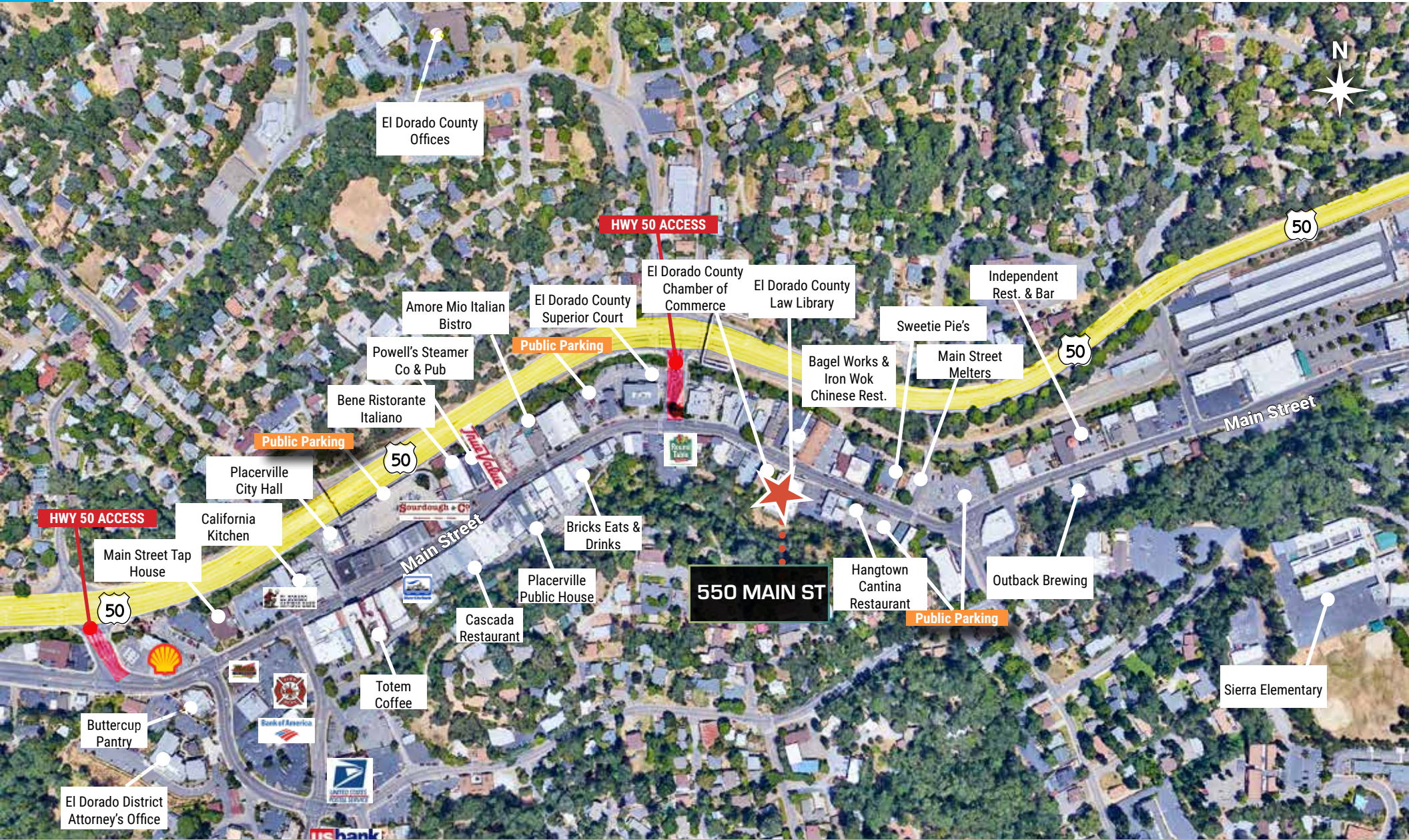
Second Floor

Suites Ready for Occupancy

- Suite G1 - ±1,336 SF
- Suite H - ±1,460 SF
- Suite J1 - ±321 SF
- Suite J2B - ±177 SF
- Combined: ±3,294 SF



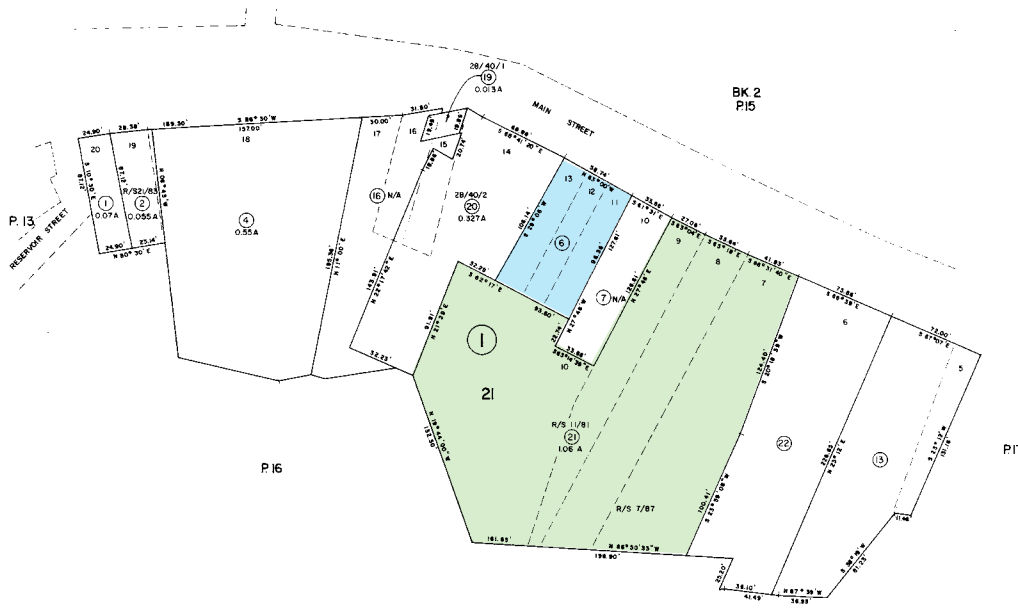




Placerville Amenities Map

Building/Land Information

Built	1982
Building Size	±17,120
Stories	2
Parking Spaces	±17
Building APN#	003-141-021
Building Parcel Size	1.06
Both Parcels Zoned	CBD (Central Business District)
Land Parcel Size	0.14
Land APN#	003-141-006



Building Information

550 MAIN STREET, PLACERVILLE, CA

Tom Conwell

916-569-2380

tom.conwell@nmrk.com

CA RE Lic# 01394155

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

All images used are for illustrative purposes only and are intended to convey the concept and vision for the asset. They are for guidance only, and do not necessarily represent a true and accurate depiction of the asset.

Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.

NMRK-NWMKTG 2024

NEWMARK

