

For Sale

1,248 SF | \$495,000
Office Building



NAITahoe Sierra

3141 Highway 50 Suite B1
South Lake Tahoe, CA 96150
530.525.2304
naitahoesierra.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

2229 Barton Ave

2229 Barton Ave, South Lake Tahoe, CA 96150

Property Highlights

- A +/-1,248 sq. ft. office medical building situated on a +/- .25 acre parcel.
- Property has potential to demise into two (2) separately metered units.
- Current configuration includes two (2) restrooms, four (4) exam rooms which can be converted into private offices, reception, open office, and a lab/break room w/ kitchenette.

Offering Summary

\$495,000	\$396.63
Sale Price	Price Per SF
1,248 SF	+/-0.25 Acres
Building Size	Lot Size

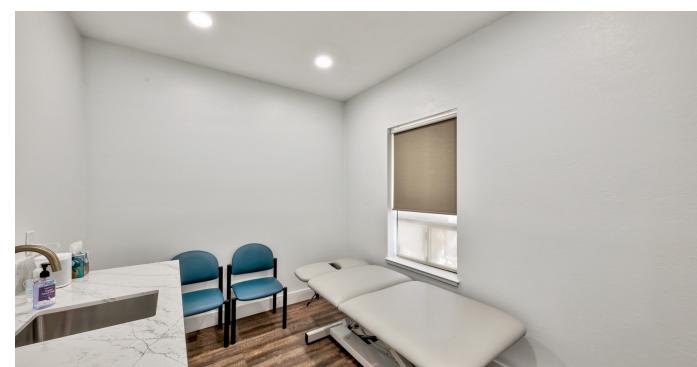
Demographics	8 Miles	80 Miles	180 Miles
Total Households	13,595	847,411	4,981,867
Total Population	30,714	2,203,334	14,141,805
Average HH Income	\$118,977	\$125,114	\$147,605

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Sale Price **\$495,000**

Location Information

Street Address 2229 Barton Ave
City, State, Zip South Lake Tahoe, CA 96150
County El Dorado
Cross-Streets 2nd Street

Building Information

Building Size 1,248 SF
Building Class B
Year Built 1986
Year Last Renovated 2024
Roof Rolled Asphalt
Free Standing Yes
Foundation Concrete Slab

Property Information

Property Type Office
Property Subtype Medical
Zoning GC
Lot Size 0.25 Acres
APN # 023-251-018-000

Parking & Transportation

Utilities & Amenities

Central HVAC No
HVAC Forced Air Natural Gas X 2

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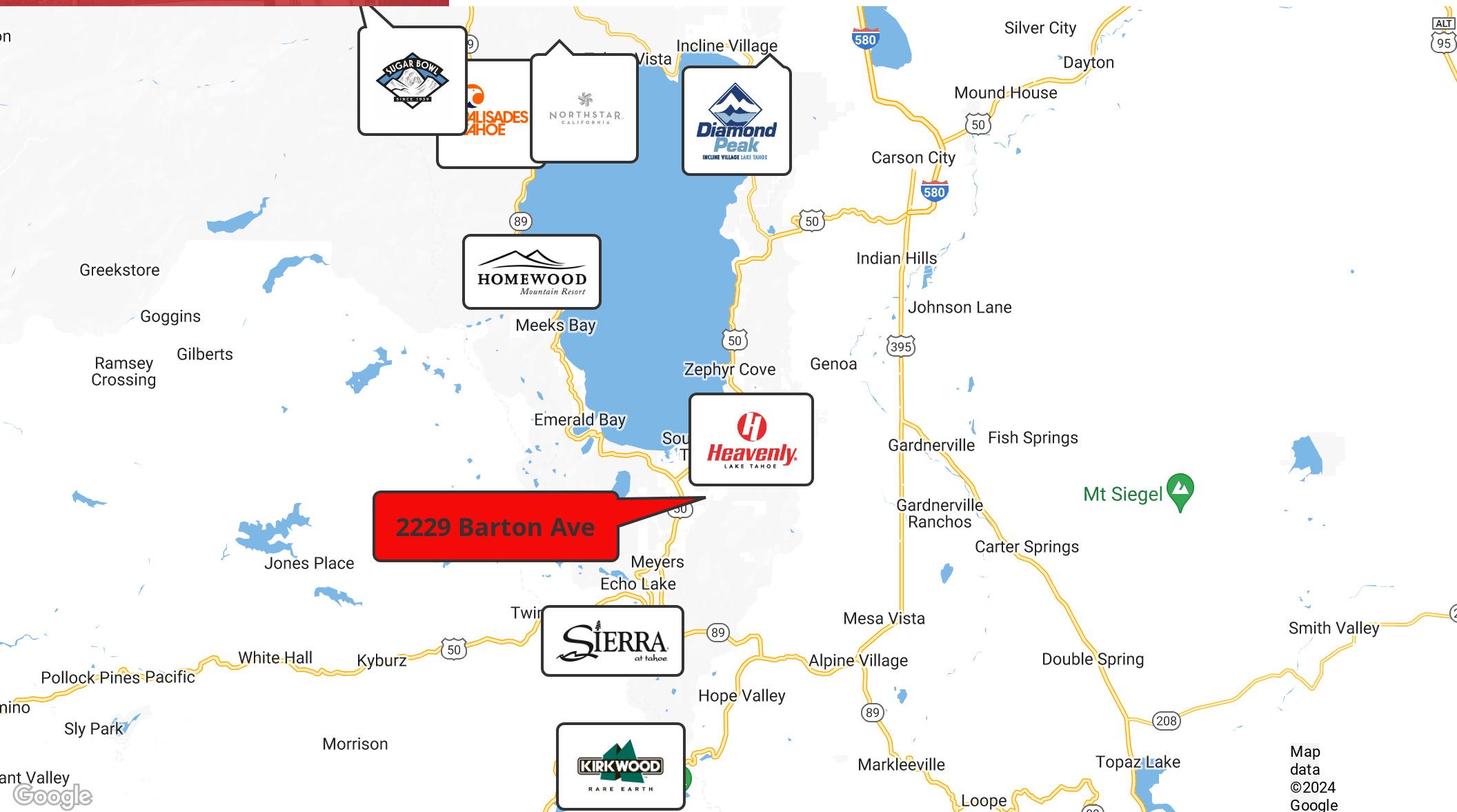
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Map
data
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Google

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Population

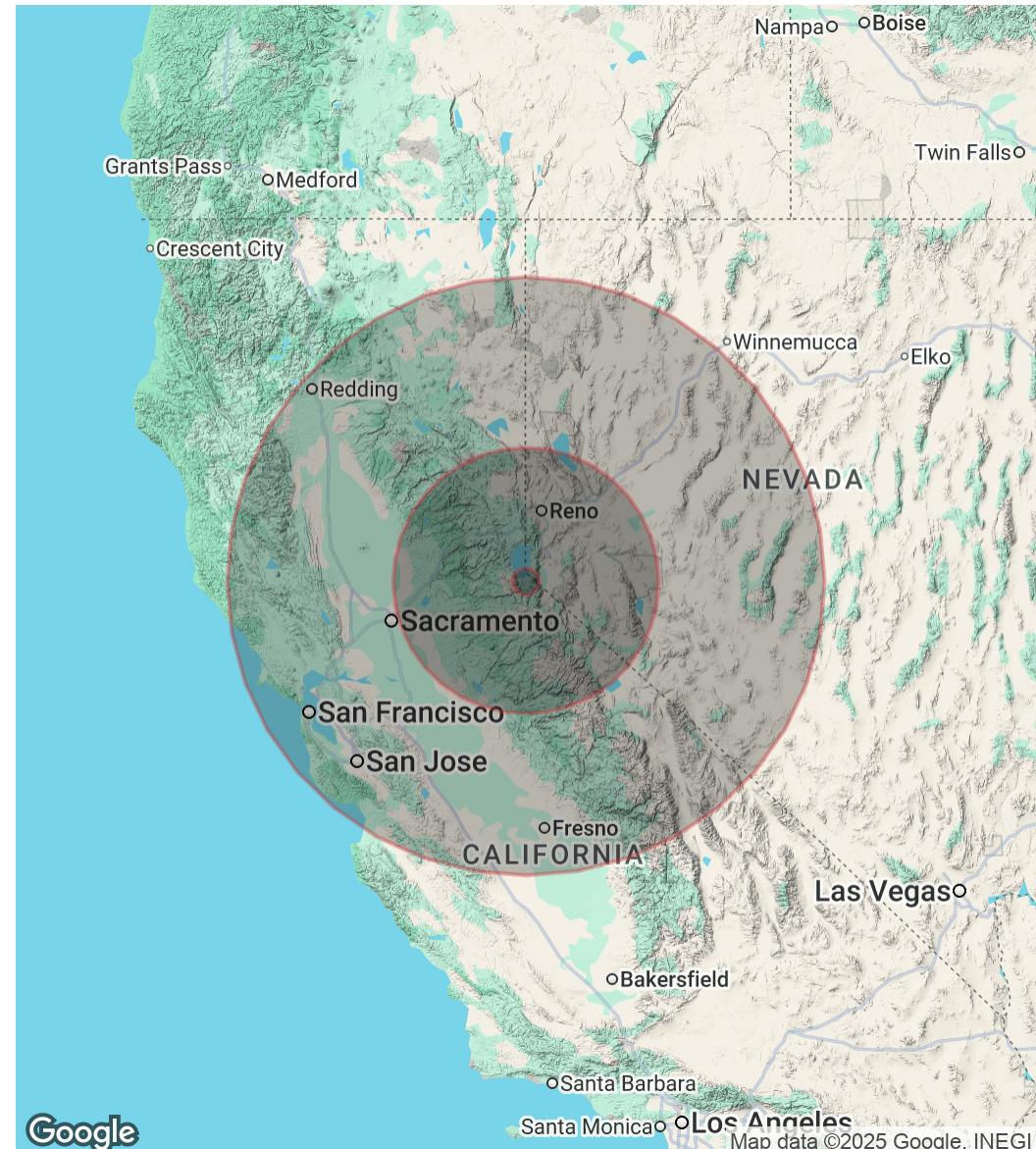
	8 Miles	80 Miles	180 Miles
Total Population	30,714	2,203,334	14,141,805
Average Age	43	42	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

Households & Income

	8 Miles	80 Miles	180 Miles
Total Households	13,595	847,411	4,981,867
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$118,977	\$125,114	\$147,605
Average House Value	\$817,778	\$628,864	\$878,257

Demographics data derived from AlphaMap

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