

## For Sale

1,248 SF | \$495,000

Office Building



**NAI**Tahoe Sierra

3141 Highway 50 Suite B1  
South Lake Tahoe, CA 96150  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)



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## 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

|                                  |                                  |
|----------------------------------|----------------------------------|
| <b>\$495,000</b><br>Sale Price   | <b>\$396.63</b><br>Price Per SF  |
| <b>1,248 SF</b><br>Building Size | <b>+/-0.25 Acres</b><br>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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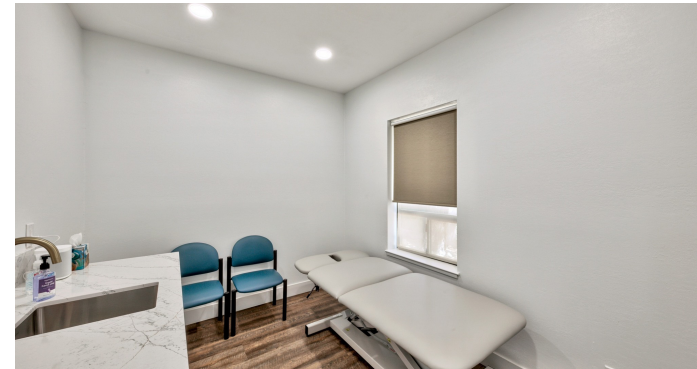


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|                      |                            |                          |                            |
|----------------------|----------------------------|--------------------------|----------------------------|
| Sale Price           | \$495,000                  | Property Information     |                            |
| Location Information |                            | Property Type            | Office                     |
| Street Address       | 2229 Barton Ave            | Property Subtype         | Medical                    |
| City, State, Zip     | South Lake Tahoe, CA 96150 | Zoning                   | GC                         |
| County               | El Dorado                  | Lot Size                 | 0.25 Acres                 |
| Cross-Streets        | 2nd Street                 | APN #                    | 023-251-018-000            |
| Building Information |                            | Parking & Transportation |                            |
| Building Size        | 1,248 SF                   | Utilities & Amenities    |                            |
| Building Class       | B                          | Central HVAC             | No                         |
| Year Built           | 1986                       | HVAC                     | Forced Air Natural Gas X 2 |
| Year Last Renovated  | 2024                       |                          |                            |
| Roof                 | Rolled Asphalt             |                          |                            |
| Free Standing        | Yes                        |                          |                            |
| Foundation           | Concrete Slab              |                          |                            |

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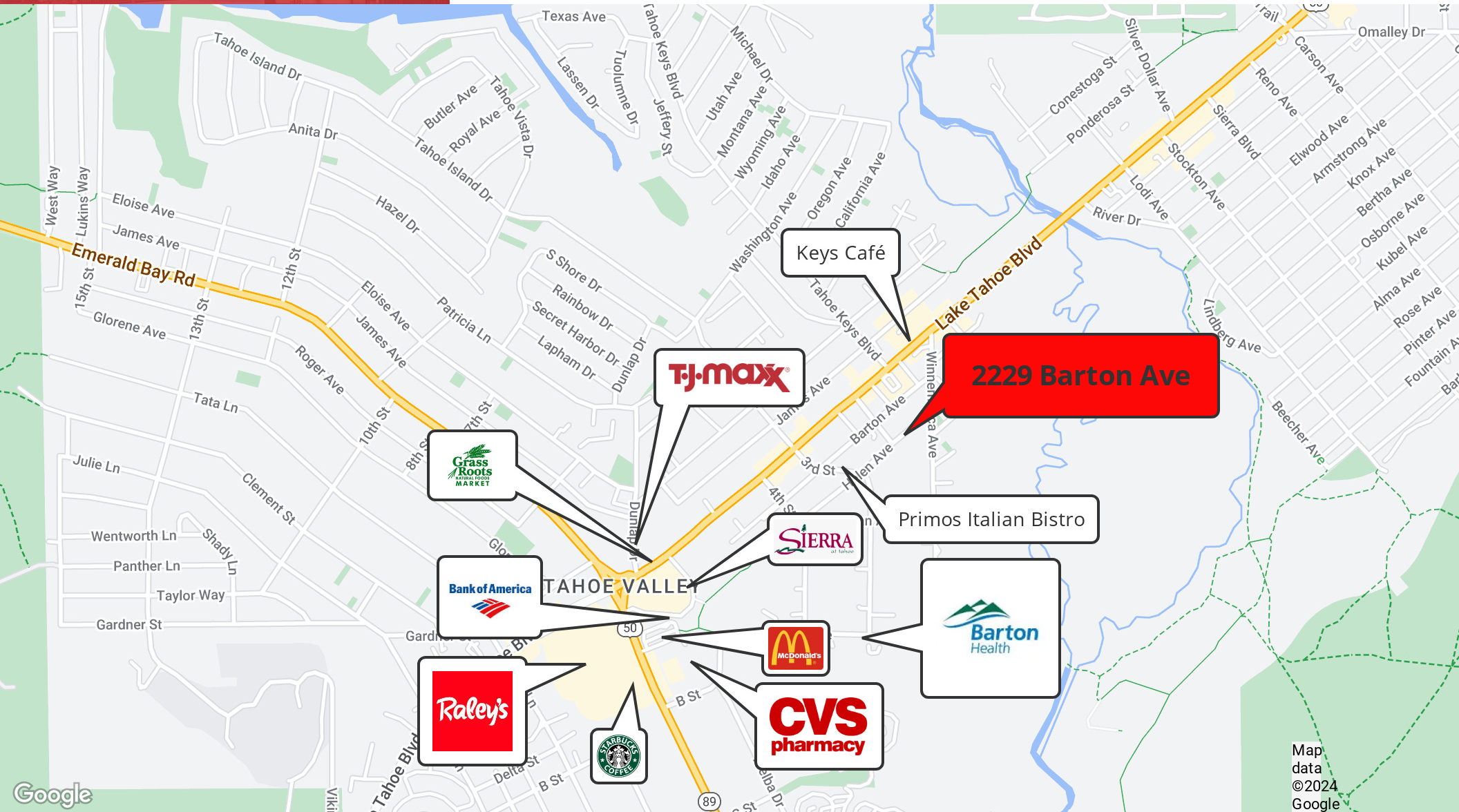


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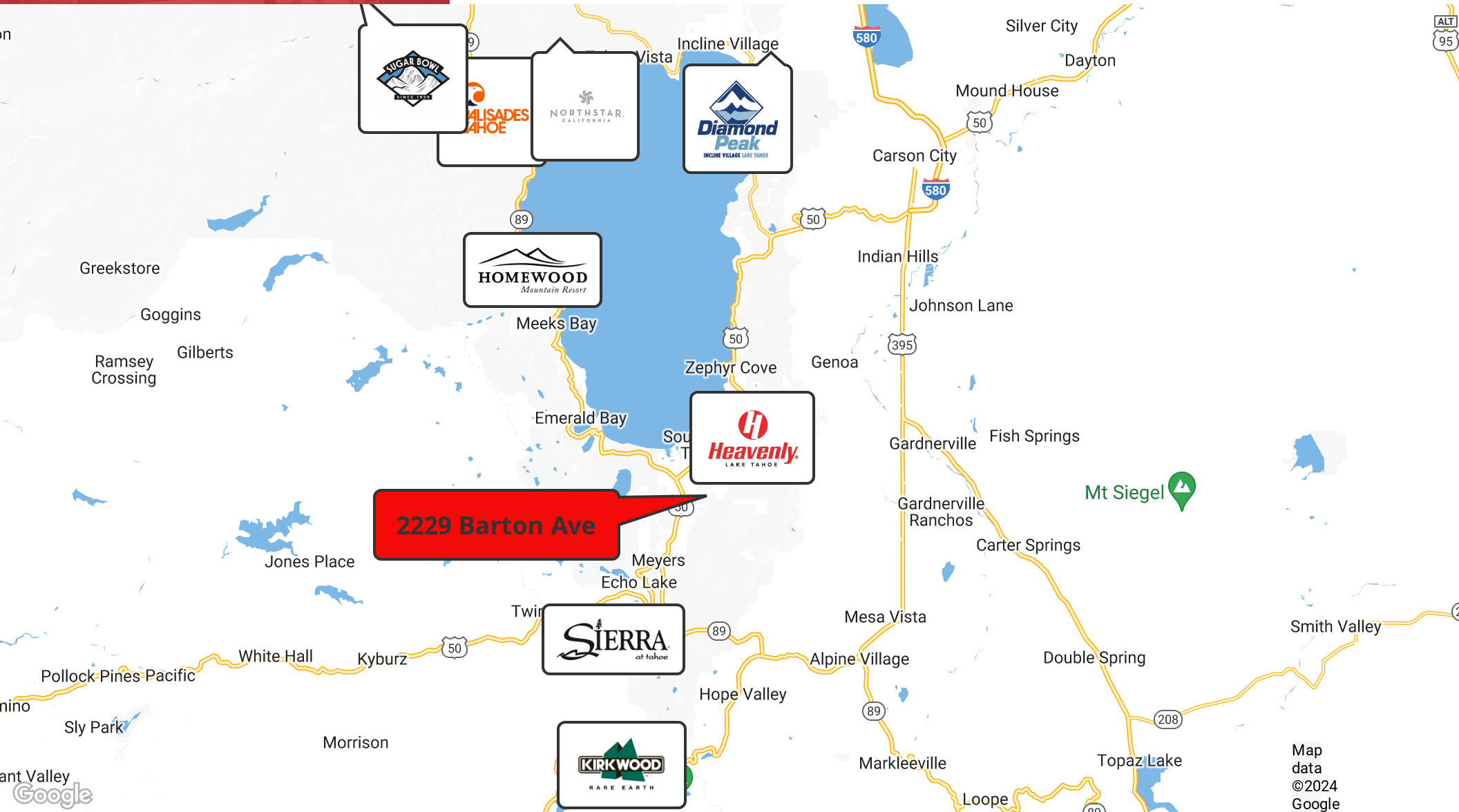


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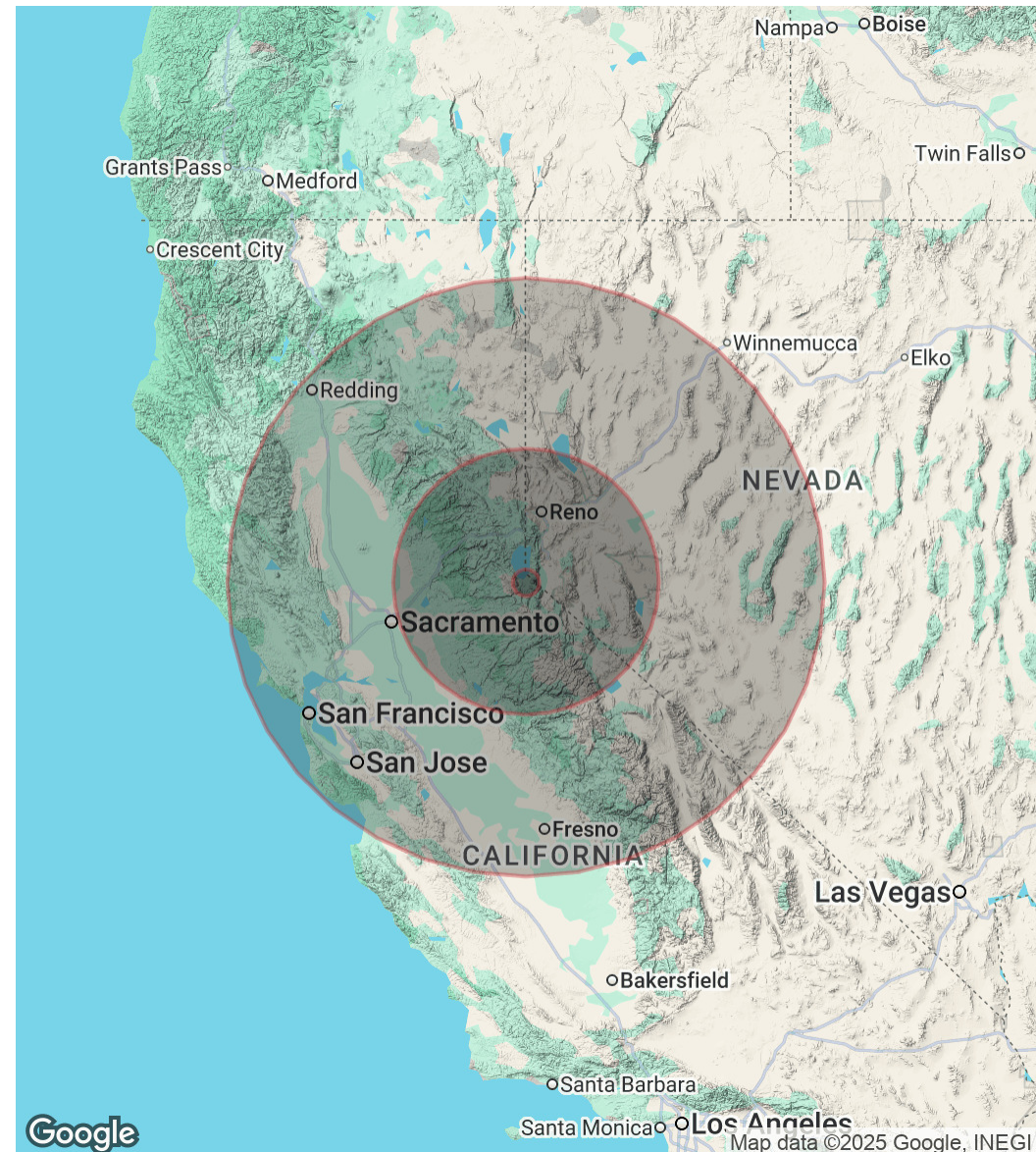
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| Population           | 8 Miles   | 80 Miles  | 180 Miles  |
|----------------------|-----------|-----------|------------|
| Total Population     | 30,714    | 2,203,334 | 14,141,805 |
| Average Age          | 43        | 42        | 40         |
| 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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