



8399 N Lake Blvd

8399 N Lake Blvd, Kings Beach, CA 96143

Sierra | **Sotheby's**
INTERNATIONAL REALTY



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8399 N Lake Blvd

\$1,250,000

Outstanding commercial opportunity, directly across the street from the public beach entrance in the heart of Kings Beach. With sunny southern exposure views of Lake Tahoe, this high visibility location offers exceptional exposure in the commercial core with opportunity to capitalize on the foot traffic as beachgoers enter and exit the beach. Option to create living space above commercial space at street level is possible. Many possibilities for future redevelopment of the site; allowable uses include restaurant, cafe, retail,...

- Unique commercial building located in the heart of the Kings Beach.
- Views of Lake Tahoe and directly across the street from the busy public beach.
- Use the lower level for your business of choice and the upper level as living space.
- The downstairs was once a historic eatery called the Blue Lagoon Cafe, with apartment-like, boarding house rooms upstairs.
- Designated parking at rear of building.
- Located near several transit stops.



Price:	\$1,250,000
Property Type:	Retail - Restaurant
Property Subtype:	Residential
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.07 AC
Gross Building Area:	3,198 SF
Sale Conditions:	Deferred Maintenance
No. Stories:	2
Year Built:	1935
Tenancy:	Multiple
Parking Ratio:	0.63/1,000 SF
APN / Parcel ID:	090-075-026
Walk Score ®:	79 (Very Walkable)



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Property Photos



8399 N Lake Blvd Kings Beach CA 96143 USA-015-010-Exterior-MLS_Size



8399 N Lake Blvd Kings Beach CA 96143 USA-012-014-Exterior-MLS_Size

Property Photos



8399 N Lake Blvd Kings Beach CA 96143 USA-016-011-Exterior-MLS_Size



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Property Photos



Property Photos



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Property Photos

