

FOR SALE



18193 SECO STREET

JAMESTOWN, CA

Asking Price \$450,000

KEVIN LYNCH

916.504.2560 | kevin.lynch@kidder.com

LIC N° 01833092

JOSH KUCHUGURNY

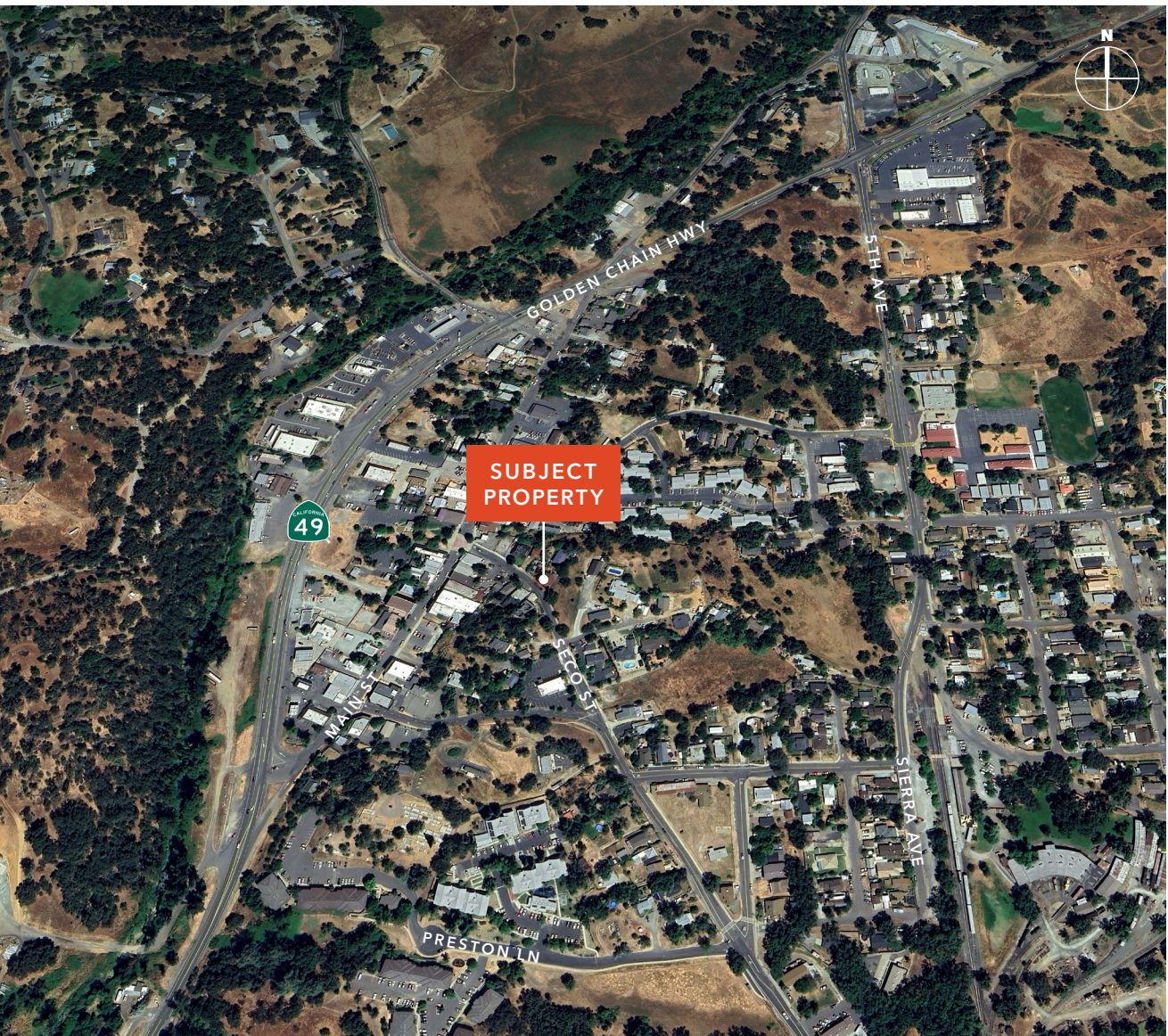
916.751.3606 | josh.kuchugurny@kidder.com

LIC N° 01974211

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





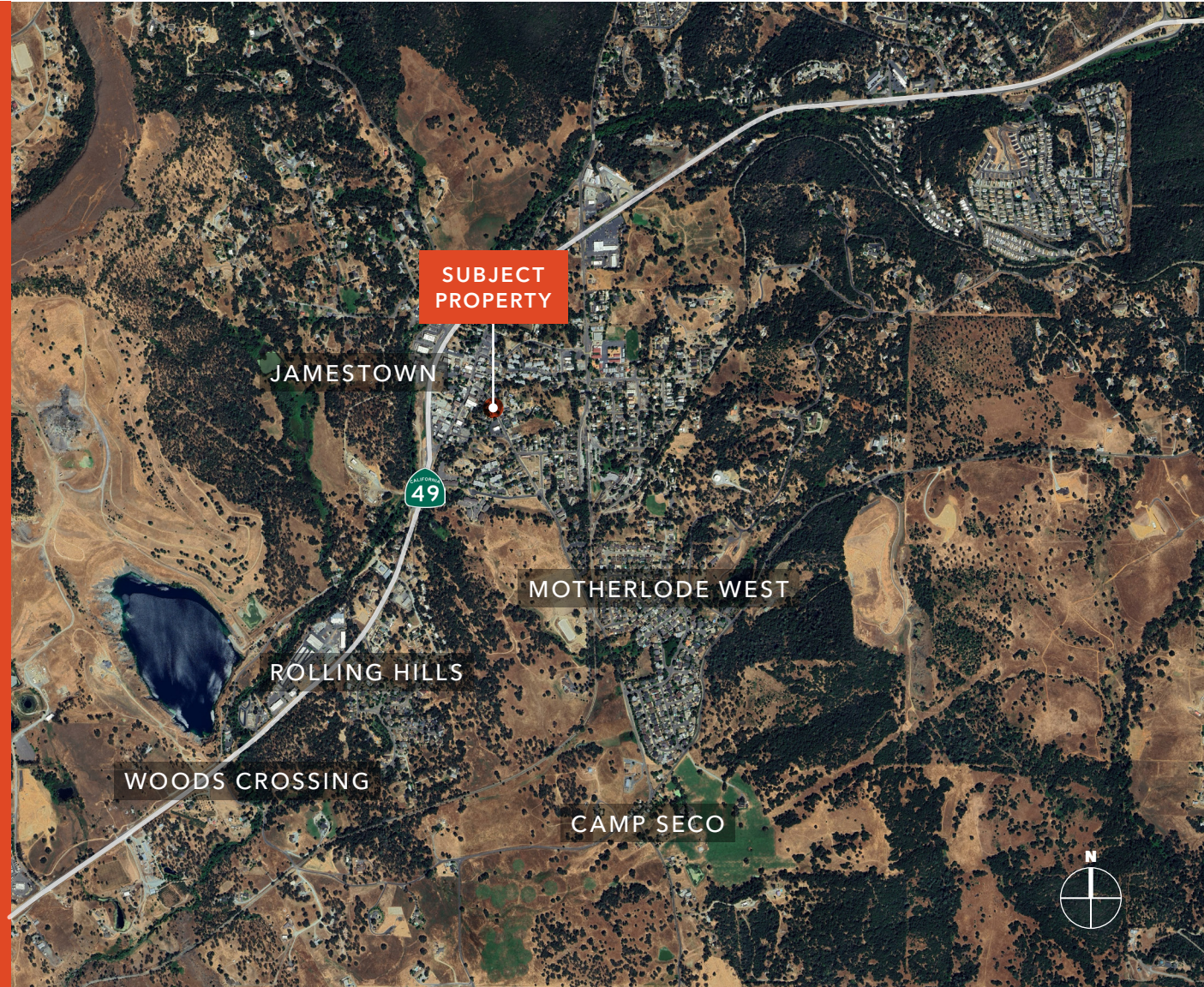
PROPERTY OVERVIEW

ADDRESS	18193 Seco Street Jamestown, CA 95327
APN	003-181-002-000
BUILDING SIZE	1,983 SF
LOT AREA	0.08 AC
ZONING	C-1 (General Commercial), D (Design Review Combining District, or (:D) District), and H (Historic Combining District, or (H) District).

Located in the heart of the picturesque Sierra foothills, Jamestown, California, is a thriving historic town that blends small-town charm with a strong sense of community and a growing local economy. Known for its rich Gold Rush history, Jamestown has become a popular destination for visitors and residents alike. It offers a perfect mix of rural beauty, modern amenities, and a welcoming atmosphere, making it an ideal location for businesses looking to thrive.

This commercial property offers excellent visibility and access in the bustling downtown Jamestown area, which is conveniently situated along Highway 108, connecting the property to nearby communities and major transportation routes. The surrounding area is rich in both residential growth and tourism, attracting visitors year-round to explore the nearby Railtown 1897 State Historic Park, Yosemite National Park, and the vibrant local vineyards.

The property is located in a region experiencing a surge in development, with nearby Sonora, the Tuolumne County seat, just a short drive away. Residents and tourists alike frequent Jamestown for its unique shops, restaurants, and a variety of recreational opportunities, creating a steady flow of foot traffic for businesses in the area. With a variety of options for retail, office, or mixed-use space, this commercial property offers a tremendous opportunity for any business looking to take advantage of a prime location in a growing and attractive community.



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.