

# For Sale

4,000 SF | \$1,175,000

Office/Warehouse Property



**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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## 3716 & 3717 Osgood Ave

South Lake Tahoe, CA 96150

### Property Description

NAI Tahoe Sierra is pleased to offer for sale the former Bonanza Produce distribution facility, consisting of two parcels at 3716 & 3717 Osgood Ave in South Lake Tahoe, CA. The offering includes a  $\pm 4,000$  sq. ft. two-story building (per TRPA land coverage verification records) situated on a  $\pm 4,792$  sq. ft. parcel, along with an adjacent  $\pm 20,038$  sq. ft. vacant lot, totaling  $\pm 24,830$  sq. ft. of land.

The building features two loading docks with dock levelers. The lower level, previously used for refrigerated storage and distribution, is now suited for storage, shop, or distribution uses. The second level includes multiple offices, a kitchen, and a full bathroom, offering potential for a live/work setup. With ample parking and yard space, the property is well-suited for various commercial or owner-user applications.

### Property Highlights

- $\pm 4,000$  sq. ft. two-story building with flexible commercial use.
- $\pm 24,830$  sq. ft. total land area with ample parking and yard space.
- Two loading docks with dock levelers for efficient shipping and storage.
- Lower level ideal for storage, shop, or distribution facility.
- Second level includes offices, kitchen, and full bathroom for live/work use.

### Offering Summary

<b>\$1,175,000</b> Sale Price	<b>\$293.75</b> Price Per SF
<b>4,000 SF</b> Building Size	<b>+/- 24,830</b> Land Size

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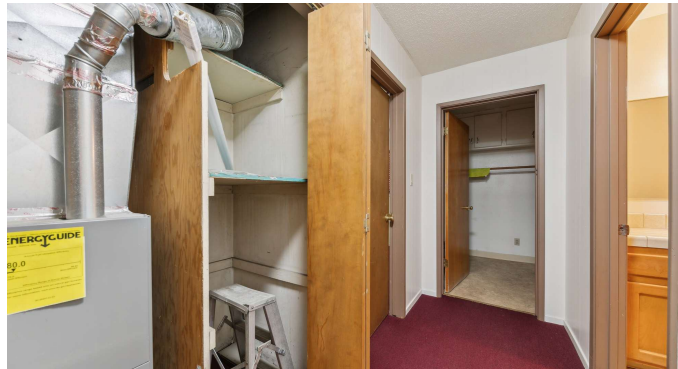
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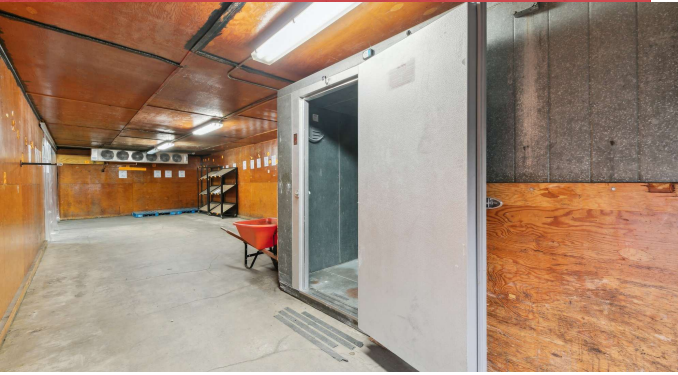
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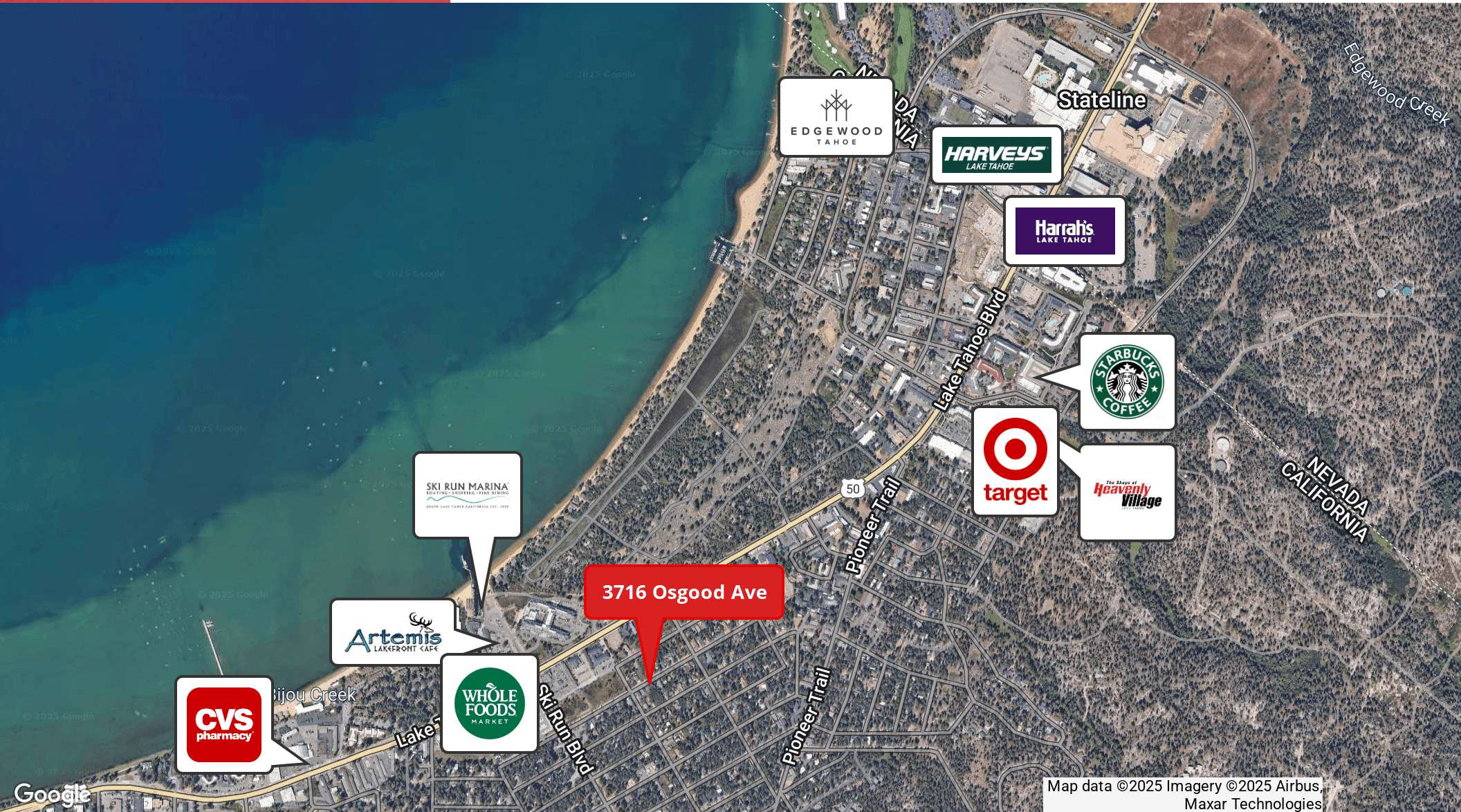
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<b>Population</b>	<b>8 Miles</b>	<b>80 Miles</b>	<b>180 Miles</b>
Total Population	35,226	1,989,390	15,064,566
Average Age	44	42	40
Average Age (Male)	44	42	39
Average Age (Female)	44	43	41

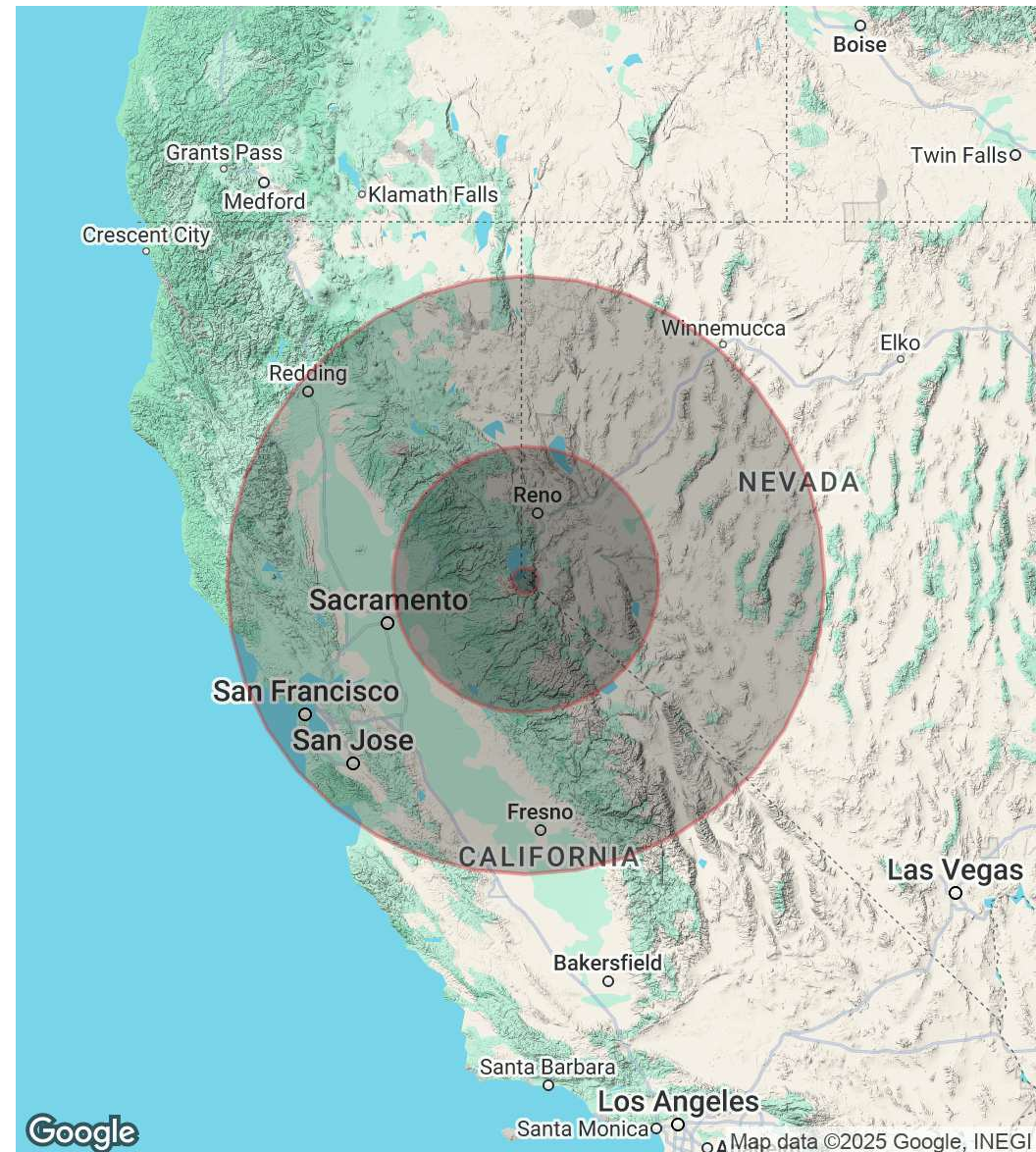
  

<b>Households &amp; Income</b>	<b>8 Miles</b>	<b>80 Miles</b>	<b>180 Miles</b>
Total Households	15,745	752,706	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$123,093	\$124,037	\$150,208
Average House Value	\$855,835	\$628,449	\$897,375

Demographics data derived from AlphaMap

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