

FREE-STANDING COMMERCIAL PROPERTY FOR SALE

6168 PLEASANT VALLEY ROAD, EL DORADO, CA



Realty ONE Group Commercial

2335 American River Drive, Suite 100

Sacramento, CA 95825

(916) 389-1102



DRE NO. 01801668

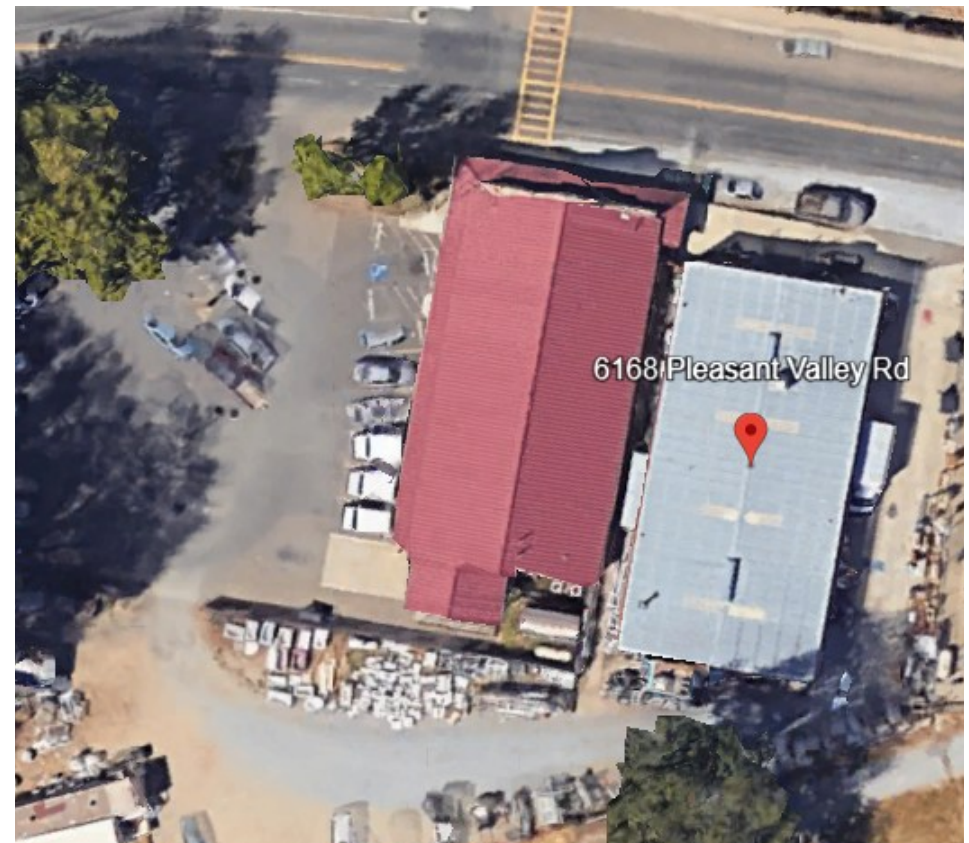
PROPERTY OVERVIEW

Realty ONE Group Commercial is pleased to present for sale a rare opportunity to acquire a free-standing commercial property in the heart of El Dorado, CA. Located at 6168 Pleasant Valley Road the building is situated on a +/-0.29 AC lot and includes the adjoining +/-0.29 AC lot.

PROPERTY TOURS— All property tours must be arranged with the Realty ONE Group Commercial listing agents. Please do not contact or disturb the tenants, staff or on-site manager.

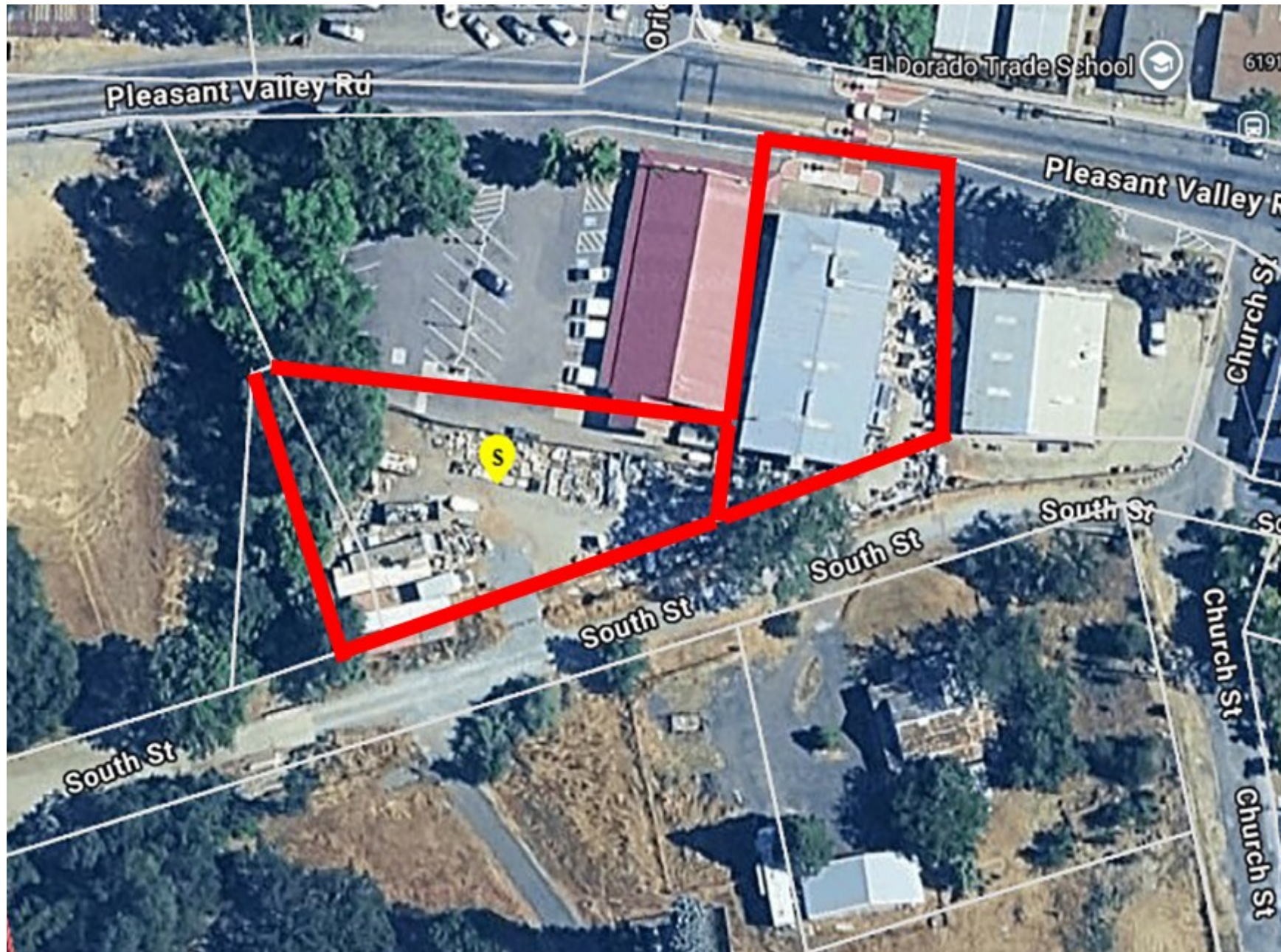
Project Information

- Sale Price – \$595,000.00 (119.00/SF)
- Freestanding, Retail Building
- Building Size — + 5,000 SF
- El Dorado County APN — 331-122-008-000 as well as APN— 331-122-009-000.
- Parcel Size — Lot 1—+/-0.27 AC, Lot 2—+/-0.29 AC
- Year Built — 1975
- Zoning— CM (Commercial Main Street)
- Current inventory may be purchased



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PROPERTY AERIAL OVERVIEW



6168 PLEASANT VALLEY ROAD EL DORADO CA

AREA PHOTOS



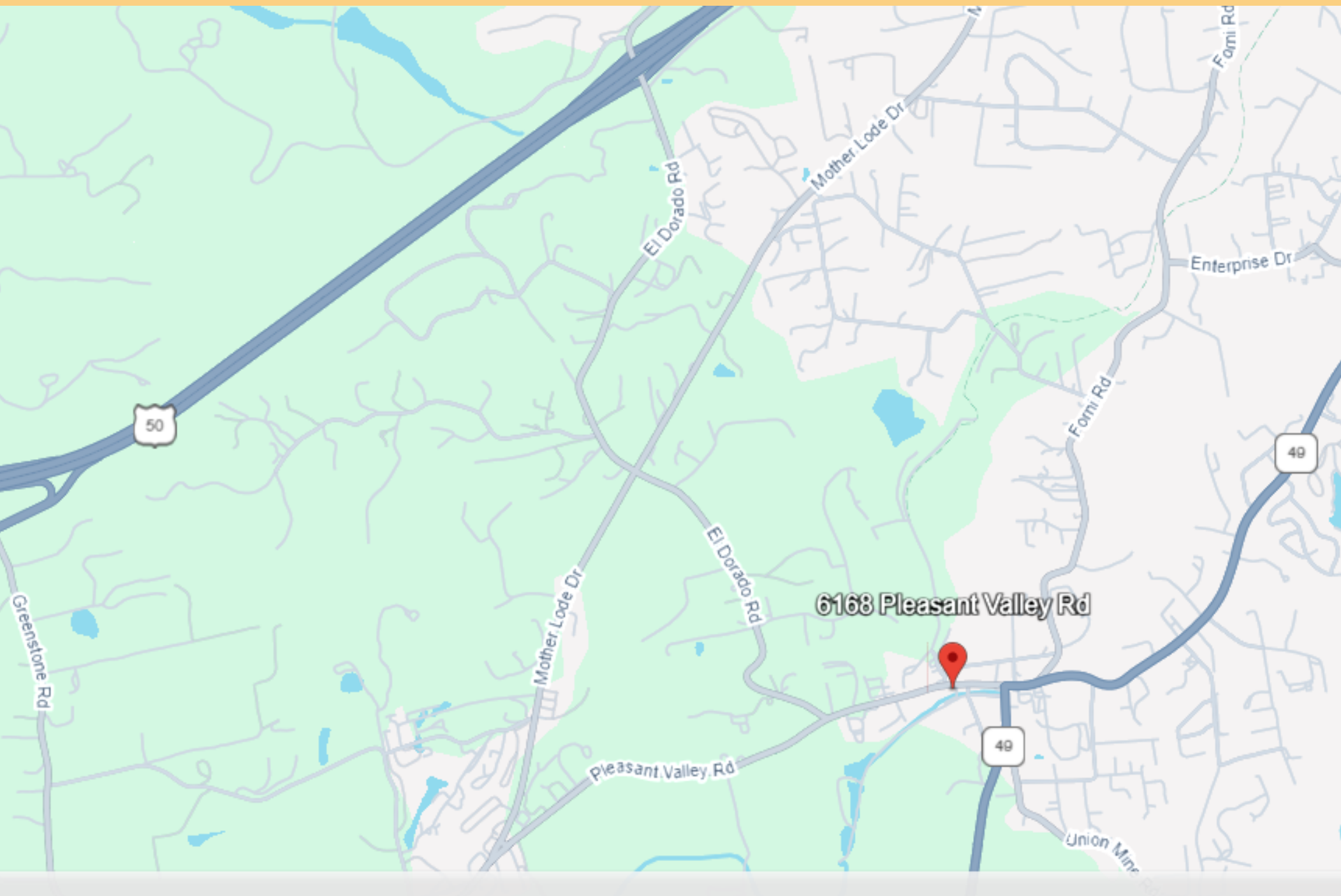
6168 PLEASANT VALLEY ROAD, EL DORADO, CA

PHOTOS



6168 PLEASANT VALLEY ROAD, EL DORADO, CA

LOCATION MAP



6168 PLEASANT VALLEY ROAD, EL DORADO, CA



HISTORICAL PHOTOGRAPH

This information has been obtained from sources believed to be reliable. However, this information has not been verified and no guarantee, warranty, expressed or implied, is made regarding this information. Interested parties Should make their own investigation of the property to verify all information.

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