

**1219 EMERALD BAY ROAD
SOUTH LAKE TAHOE, CA.**

\$525,000

Priced to Sell! Own your own property on Emerald Bay Road, great exposure at the entrance to town, front unit retail, rear two buildings residences, large lot for lots of parking for your vehicles, room to grow!.

Front retail building has been a ski shop for 20+ years. Middle unit presently occupied by the Humane Society, and rear residence as a rental.

Property is located in TRPA Plan Area Statement 110, allowing multiple commercial uses, along with tourist accommodation uses, multiple family dwellings, and public service facilities.

LEGAL DESCRIPTION:

W.D.BARTON TRACT
PORTION L9, B2
APN 032-201-05-100

LOT SIZE:

30,559 estimated, incl. portion
Purchased from Cal Trans.

PRESENT INCOME:

\$1200	Ski Shop
\$ 850	Humane Society
\$ 695	Rental Unit
\$2745	Monthly Total

EXPENSES

\$3200	Taxes
\$1200	Insurance
\$2400	Sewer/Water
\$ 300	Refuse

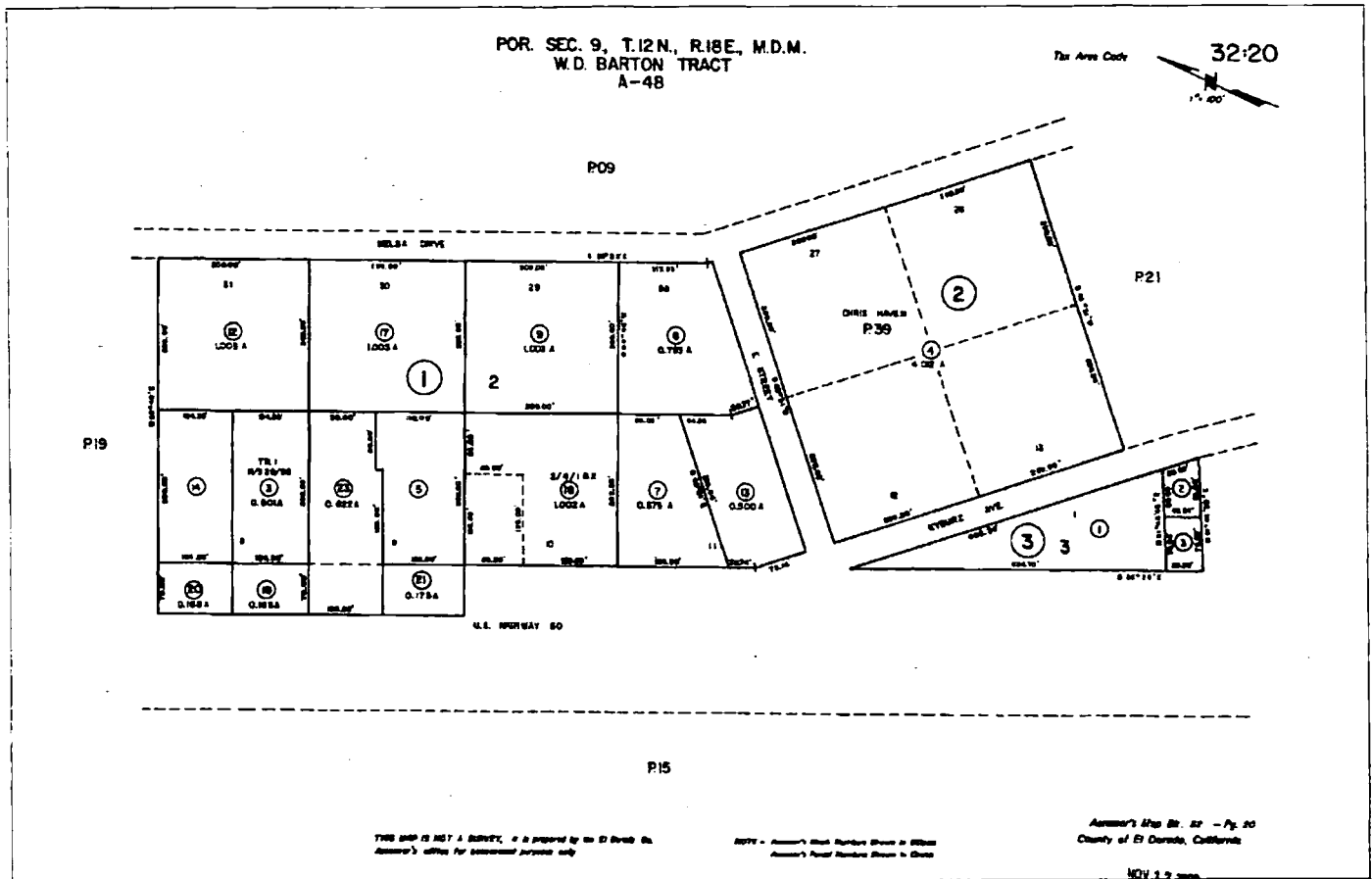
*Tenants pay own utilities.

PEGGY EICHHORN
MCKINNEY AND ASSOC., INC.
2196 LAKE TAHOE BLVD.
SOUTH LAKE TAHOE, CA. 96150
530-542-5521 / peichhorn@aol.com

MetroScan / El Dorado (CA)

Owner : Smith Donald L Et Al CoOwner : Whittingham Karen Site : 1219 Emerald Bay Rd South Lake Tahoe 96150 Mail : 147 Hiwalani Loop Makawao Hi 96768 Xfered : 06/10/1983 Price : LoanAmt : Lender : VestTyp : LandUse : 31 Com,Misc Improvements Zoning : Tc Transportation Corridor Legal : W D BARTON TR POR L 9 B 2 MapGrid : 7793 D7 Census : Tract: 304.02 Block: 6	Parcel : 032 201 051 Land : \$85,256 Struct : \$177,774 Timber : Other : Total : \$263.030 Exempt : Type : % Imprv : 68 % Owned : TaxArea : 002002 09-10 Tax : \$2,973.44 Owner Ph : Tenant Ph :
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TotalRms :	Water Srce :	LotAcres : .54	BldgClass :
Bedrooms :	AccessType :	Lot SqFt : 23,590	Bldg Cond :
Bathrms :	NaturalGas :	BldgSqFt :	Terrain :
Stories :	Waterfront :	Year Blt :	GroundCvr :
Units : 3	Floor Plan :	Eff Year :	View Qlty :

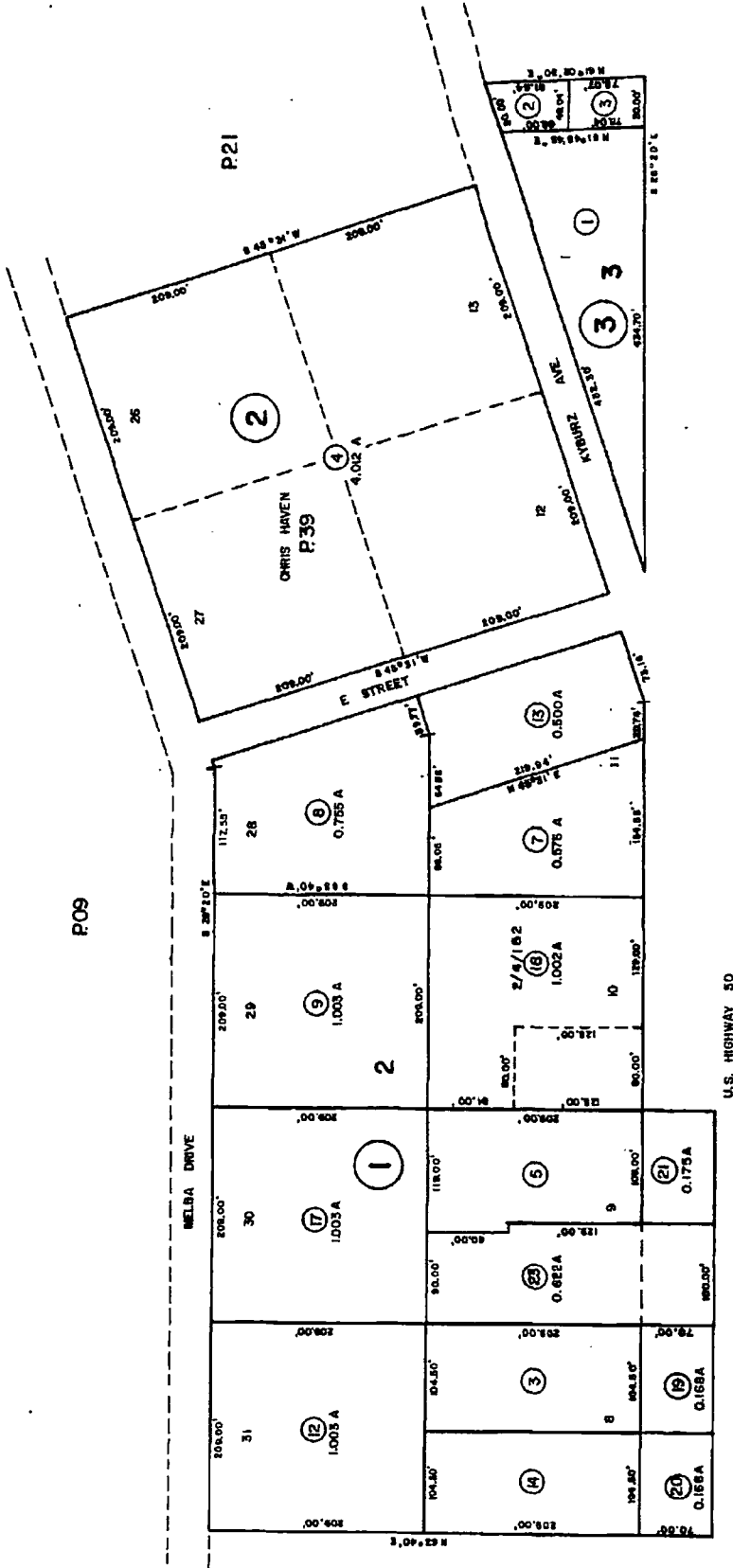
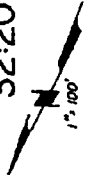


Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

POR. SEC. 9, T.12N., R.18E., M.D.M.
 W.D. BARTON TRACT
 A-48

Tax Area Code

32:20



P15

Assessor's Map Bk. 32 - Pg. 20
 County of El Dorado, California
 AUG 18 2003

NOTE - Assessor's Block Numbers Shown in Ellipse
 Assessor's Parcel Numbers Shown in Circle

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co.
 Assessor's office for assessment purposes only.

Listing Summary

Listing #115493
\$525,000 (LP)

1219 Emerald Bay Rd, South Lake Tahoe, CA 96150 *
Sq Ft: 2400
Area: 208
Lot Sz: 23590sqft*
Yr: 1950

Active (01/28/10) DOM/CDOM: 0/0

Price/SqFt: 218.75

Remarks

Priced to Sell! Own your own property on Emerald Bay Road. Great exposure at the entrance to town. Front unit Retail, rear two buildings are residential. Large lot for lots of parking for your vehicles. Room to grow. Front unit has been a ski shop for 20+ years. Middle unit presently occupied by the Humane Society and rear residence is a rental. Property is located in Plan Area Statement 110, allowing multiple commercial uses, along with tourist accomodation uses,& mulptiple family.

Picture



Pictures (8)



Agent	<u>Peggy A. Eishorn</u> (ID: 205021168) Primary:530-542-5555		
Office	<u>Coldwell Banker McKinney & Associates</u> (ID:PB1221) Phone: 530-542-5555, FAX: 530-542-2803		
Property Type	Comm/Ind/BusOpp	Property Subtype(s)	Commercial
Limited Service Entry Only	No		
Status	<input checked="" type="checkbox"/> Active (01/28/10)		
Cross Street	E Street		
Directions to Property Area	Left at the Y towards Sacramento. Located on the left handside close to Ernie's Cafe.		
Zoning	Y Area		
Short Sale	Other/See Remarks		
Commission	Commission/Sell Agnt	Variable Rate Comm	
	2.5%	No	
REO	No		
County	El Dorado	APN	<u>032-201-06-100</u>
Listing Type	Exclusive Right		
Year Built	1950		
Publish to IDX	Yes		
Listing Date	01/28/10	Entry Date	01/28/10
Original Price	525,000	Expiration Date	07/25/10
Owner Name	Donald L Smith & Karen Whittingham	Owner Phone	
Showing Instructions	Call Listing Agent for appointments with tenants		
Agent Only Remarks	Present income is \$2745/month. Front unit is \$1200, Humane Society \$850 & Rental Unit \$695. Front units lease runs out in spring and the middle and back unit are currently month to month. Some BMP's done. Lots of asphalt and compacted coverage.		

Features

Current Use	Other/See Remarks
Number of Units	3
Annual Gross Income	\$32940
Annual Operating Exp	\$7100
Cap Rate	0

TRPA Land Cap Study	No
BMP Status	Unknown
Foundation	Concrete Slab
Construction	Wood Frame, Wood Siding
Roof	Composition, Metal
Heating/Cooling	Propane, Wall or Space Heater
Water Heater	Propane
Windows	Single Pane
Number of Stories	One Story
Interior Walls	Sheet Rock
Ceiling Height	Less than 8 ft.
Restrooms	Three or More
Floor	Carpet, Tile
Fenced	Back, Wood
Tenants Pay	Electricity, Snow Removal
Exterior Features	Storage Shed
Utilities	Electricity, Propane, City Water, City Sewer
Possession	Negotiable
Type of Business	Retail Space, Professional Service, Other/See Remarks

* Denotes information autofilled from tax records.

Info deemed reliable but not guaranteed. DOM may not reflect total days property has been on market
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