

2929 Grandview St, Placerville, CA 95667-4635

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LP: ↓ \$999,000 **Status:** Active 06/06/25 **Area:** 12701 **DOM/CDOM:** 393/621
Price/SqFt: \$63.11 **SqFt:** 15,830 / Assessor Auto-Fill **Year Built:** 1952 **Lot Acres:** 1.4800



Pending Date: **Days in Escrow:**
Close Date: **Close Price:**
CP % LP: **Close Price / SqFt:**

Special Listing Conditions:
 None
Listing Service: Full Service

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Public Remarks

Public Remarks: MASSIVE PRICE REDUCTION! Now priced under \$64.00/SF for this commercial office/flex building made of solid block/concrete construction and consisting of 15,830SF. PURCHASE PRICE AS-IS, WHERE IS. It sits on 1.48 acres with 40 lined parking spaces. Constructing this today would be 4x plus this price! Both front and back parking lots were recently resealed and restriped (more parking possible on property too). This neighborhood location adjacent the downtown core and close proximity to Hwy 50 allows for easy access and walkable dining/shopping for employees. The building has had several updates over the years including ADA compliance work, revamped restrooms, updated energy efficient tinted windows and more. The window views from the interior office spaces and common areas are impressive. Permitted uses outright include: Professional services, medical/dental, hospitals, laboratories, pharmacies, medical training, Public buildings and other related facilities.

Directions

Directions to Property: Exit Hwy 50 into downtown Placerville. Head towards Cedar Ravine Rd intersection on Main Street. Turn on Clay Street and pass under Hwy 50 overpass. Right on Grandview Street to property on right.

Cross Street: Clay Street

General Information

Property Subtype: Office County: El Dorado APN: 002-131-022-000 Additional APNs: APN#2: APN#3: Zoning: BP/H - Business Professional/Historical County Use Code: Professional Office Census Tract: 311.00 Lot SqFt (approx) / Source: 64469 / Assessor Auto-Fill Lot Size Dimensions: Year Built/Source: 1952 Assessor Auto-Fill Current Use: None, Office	Building Name: Construction Materials: Block, Steel, Concrete, Glass, Wood County Transfer Tax Rate: City Transfer Tax Rate: Signs: Foundation: Slab, Concrete Percent Office: Maximum Available SqFt:
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Total Parking Spaces: 40
Parking Features: Open, Private, Uncovered, See Remarks

Financials / Spaces

Financial Data Source: Gross Scheduled Income: Net Operating Income: Income Includes: None Cap Rate: Gross Rent Multiplier: Operating Expense: Operating Expense Includes: Maintenance Expense: Management Expense: Insurance Expense: Utilities Expense: Taxes Expense:	Owner Pays: Lessee Pays: Lessor Pays: Ideally prefer single tenant user. Possibly 2 to 4 tenant space configurations available. Lease terms negotiable. Tenant Pays: None, See Remarks Vacancy Factor: 100.00% Leased: Existing Lease Type: Types of lease(s): Modified Gross Lease Term: Negotiable Lease Deposit: Anchors Co Tenants: Major Tenant Phone: Minimum Lease (Yrs):
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Financials / Spaces

Other Expense:	Maximum Lease (Yrs):
	Net Rentable SqFt:
	Rentable:

Space:	Year(s) Lease:	\$/SqFt:	SqFt:	Comments
1				Multiple space configurations available. Lease terms negotiable.
2				
3				
4				

Disclosures / Restrictions

Disclosures /Documents: Blueprints Available	Bonds/Asmts/Taxes:
Certified Firewise Community:	
Firewise Community Name:	

Property Information

Building Class:		Energy Efficient:	
Location:	Airport Nearby,Neighborhood,Freeway Nearby,Restaurant Nearby,Hospital Nearby,Shopping Nearby,See Remarks	Green Building Verification	
Building Features:	Meeting Facilities,Multiple Tenant Building,Pole Sign,Reception Area,Conference Room,Control Room,Restroom(s)-Private,See Remarks	Type:	
Business Type:	Medical,Professional Service,Dental,Storage,Other	Rating:	
Structure:	Mixed Use,Attached,Office	Body:	
Levels:	See Remarks	Year:	
Stories:	2	Walls:	Sheetrock,Unfinished,Wood
# of Buildings:		Window Features:	Dual Pane Full
Office SqFt:		Property Condition:	See Remarks
Cost per SqFt:		Accessibility Features:	
# of Floors:	2	Roof:	Composition,Shingle
# of Elevators:		Security Features:	Fire Extinguisher,Smoke Detector,Secured Access,Security Lights
# of Tenants:		Utilities:	Above Ground,Sewer Connected,Master Water Meter,Other
Dock Doors:		Electric:	3 Phase
Loading:	Drive-In,Ground Level Dock,Clearance 8'-12',See Remarks	Pwr Prod Type:	
Load Factor:		Pwr Prod Ownership:	
Parking Clearance Height:		Pwr Prod Desc:	
Parking Ratio:		Pwr Prod Size:	
Daily Traffic / Source:		Pwr Prod Yr Inst:	
Flooring:	Tile,Carpet,Vinyl,Concrete,Varies by Unit	Water Source:	Meter on Site,Water District,Public
Cooling:	Central,Wall Unit(s),MultiUnits	Sewer:	Public Sewer
Heating:	Central,MultiUnits	Irrigation Source:	Public District,Meter on Site
		Topography:	Hillside,Lot Grade Varies,Upslope
		Lot Features:	Cul-De-Sac
		Road Frontage:	City Street
		Frontage Type:	
		Year Renovated:	
		Yard Size:	

Not Available for Property Type

Search Criteria