



**FOR** *Sale*

**LISTED FOR**

**320 TAYLOR RD  
NEWCASTLE, CA 95658**

**\$1,465,000**

An exceptional and rare investment opportunity in the heart of Newcastle! This unique property includes two adjacent parcels being sold together: 320 Taylor Road, featuring three separate single-family residences on one lot, plus the neighboring 350 Taylor Road, a vacant lot. Main home has 5 Bedrooms, 2 Baths, and 3566 Sqft. The Cottage has 2 Bedrooms, 1 Bathroom, and 840 Sqft. The last home is a studio style with 1 bathroom and 430 Sqft. Both properties are zoned Mixed Use - tremendous potential for investors, developers, or owner-users alike. All three homes at 320 Taylor Road are currently leased to a single tenant, generating \$8,500/month in gross rental income - providing immediate, stable cash flow from day one. The adjacent vacant lot at 350 Taylor Road offers additional development potential, whether for additional residential units, commercial space, or a combination of both.



This property is Ideally situated with quick and convenient access to Highway 80, and outdoor enthusiasts will love being just minutes from the North Fork of the American River and Folsom Lake. The location also places you close to local shops, restaurants, and everyday amenities. Whether you're looking for a property with multiple homes for you and your family, to expand your investment portfolio, capitalize on the existing rental income, or explore the development possibilities that Mixed-Use zoning affords, this is a truly versatile property in one of Placer County's most charming and well-connected communities. Please do not disturb tenants. All showings by appointment only.



**Matthew McNicholas**

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