

FOR SALE



4282 GOLDEN CENTER DRIVE

PLACERVILLE, CA 95667



**90% LTV FINANCING
AVAILABLE**



**OWNER/USER
OPPORTUNITY**



**BUILDING &
MONUMENT
SIGNAGE**



**PROXIMITY TO
RESTAURANTS,
AMENITIES**

±5,793 SF Medical/Retail/Office Building - Built in 1989

Rare Placerville Owner/User Opportunity

31% occupied; Foothill Orthodontics has lease thru 2026

90% Loan-to-Value Financing Available including Tenant Improvements

Excellent Visibility from Missouri Flat Rd & Forni Rd

Traffic Counts at intersection over 33,000 cars per day

Asking Price: \$1,448,000 (\$250/SF)

KEVIN SHEEHAN

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TYLER BOYD

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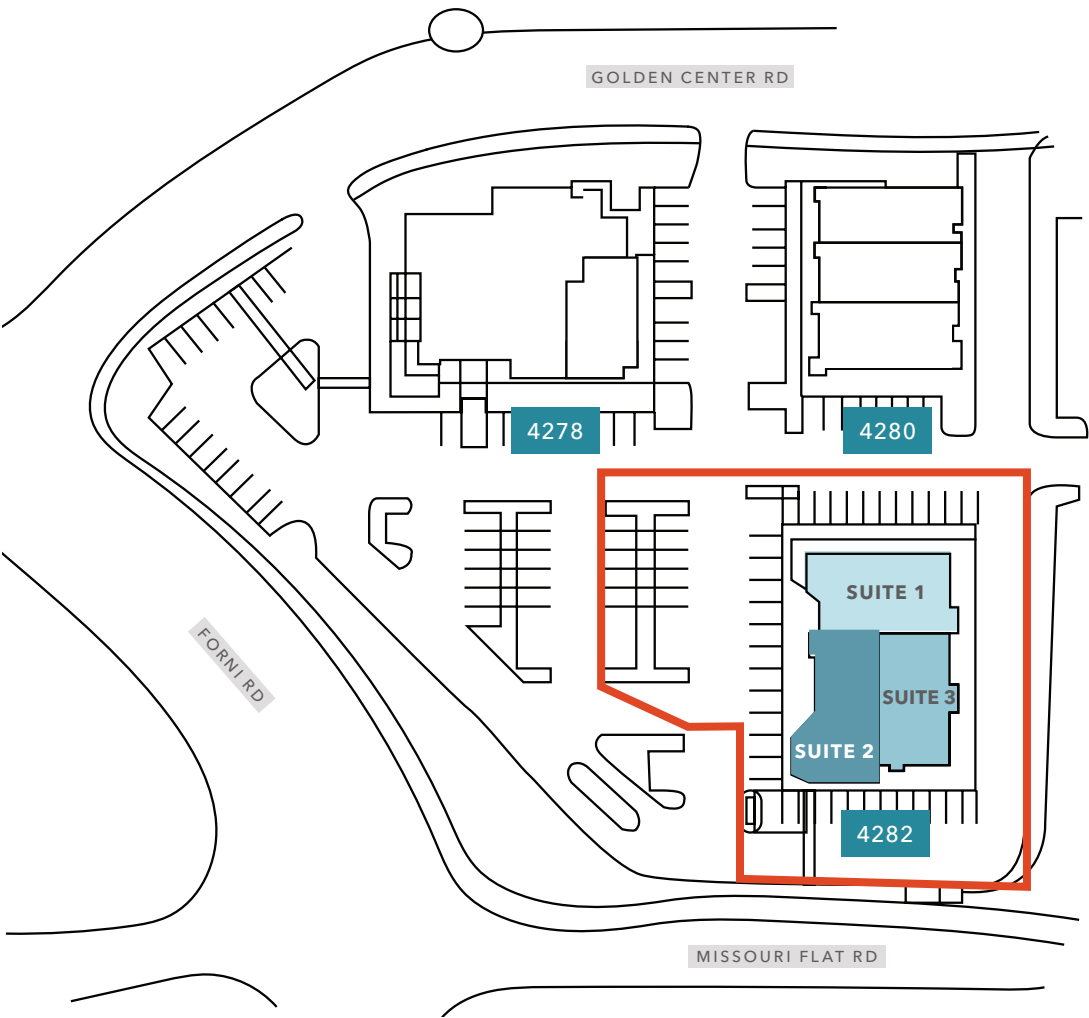
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SITE PLAN



PROPERTY OVERVIEW

SUITE 1	±943 SF
SUITE 2	±2,350 SF - Foothill Orthodontics
SUITE 3	±2,500 SF









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*For more information on
this property, please contact*

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