

Judge Thomson Bldg. 3062 Cedar Ravine, Placerville



GMG | **COMMERCIAL
REAL ESTATE**

Contact:
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Judge Thomson Bldg.

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- Fully leased to attorneys
- Seller may lease back his office until retirement
- Seller pays taxes; insurance; electricity; water/sewer; propane
- All leases are Gross to tenant
- Judge Thompson Bldg in Historic Zone of Placerville
- Judge Thompson Bldg was first built in 1863 – property upgraded to current codes
- One block to El Dorado County Courthouse and Law Library
- Restaurants nearby for business lunches
- Property includes two parcels with opportunity to expand leased office space
- Easy access to US Hwy 50
- NOI as of March 1, 2017 \$46,000 on actuals in 2016
- CAP rate of 6.4% priced at \$785,000



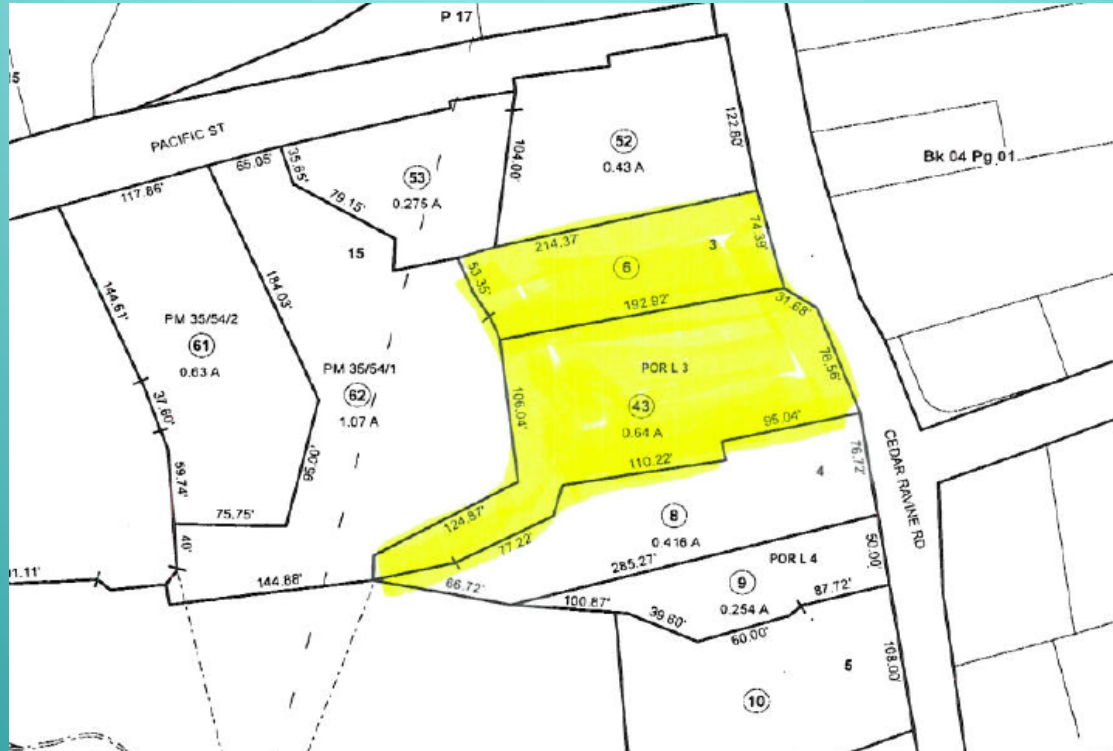
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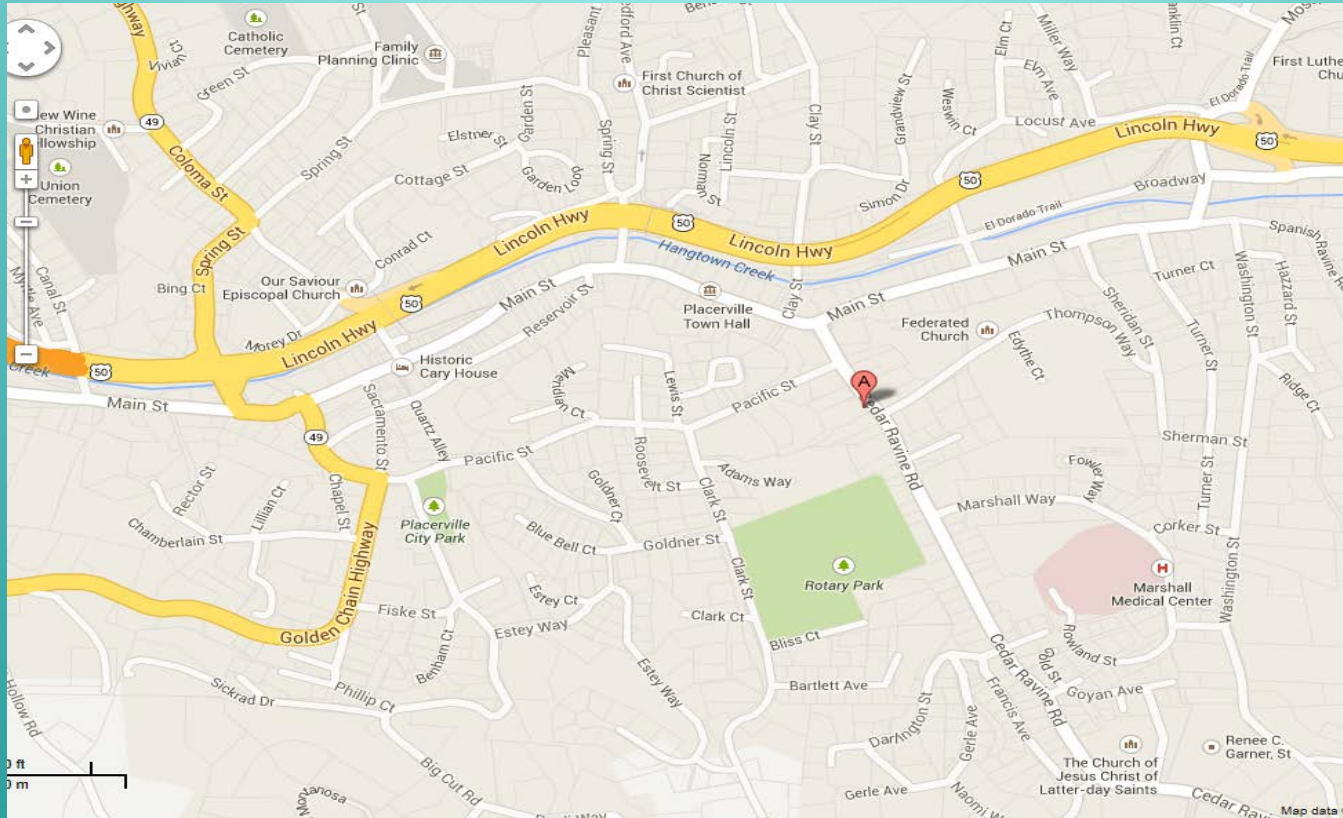


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