



S&D Automotive

2564 Merrychase Dr, Cameron Park, CA 95682



Kristin Greene

Prima Terra, Inc.

3511 Del Paso Rd, Ste 160, PMB 137, Sacramento, CA 95835

kristin@primaterrainc.com

(916) 995-2122



S&D Automotive

\$1,500,000

5000 Sf Shop, Total Lot size 17,424sf, includes 5 bays plus outside lift, fixtures, furniture and equipment, dedicated office, waiting room, upstairs bath/storage or additional office space, and ample parking. Equipment/Fixture List Attached. Financials provided with NDA.

For more information visit:

<http://www.crelisting.net/TIz5R8L4Q/?StepID=107>

Price: \$1,500,000

Building Size: 5,000 SF

Price/SF: \$300

Property Type: Retail

Property Sub-type: Vehicle Related

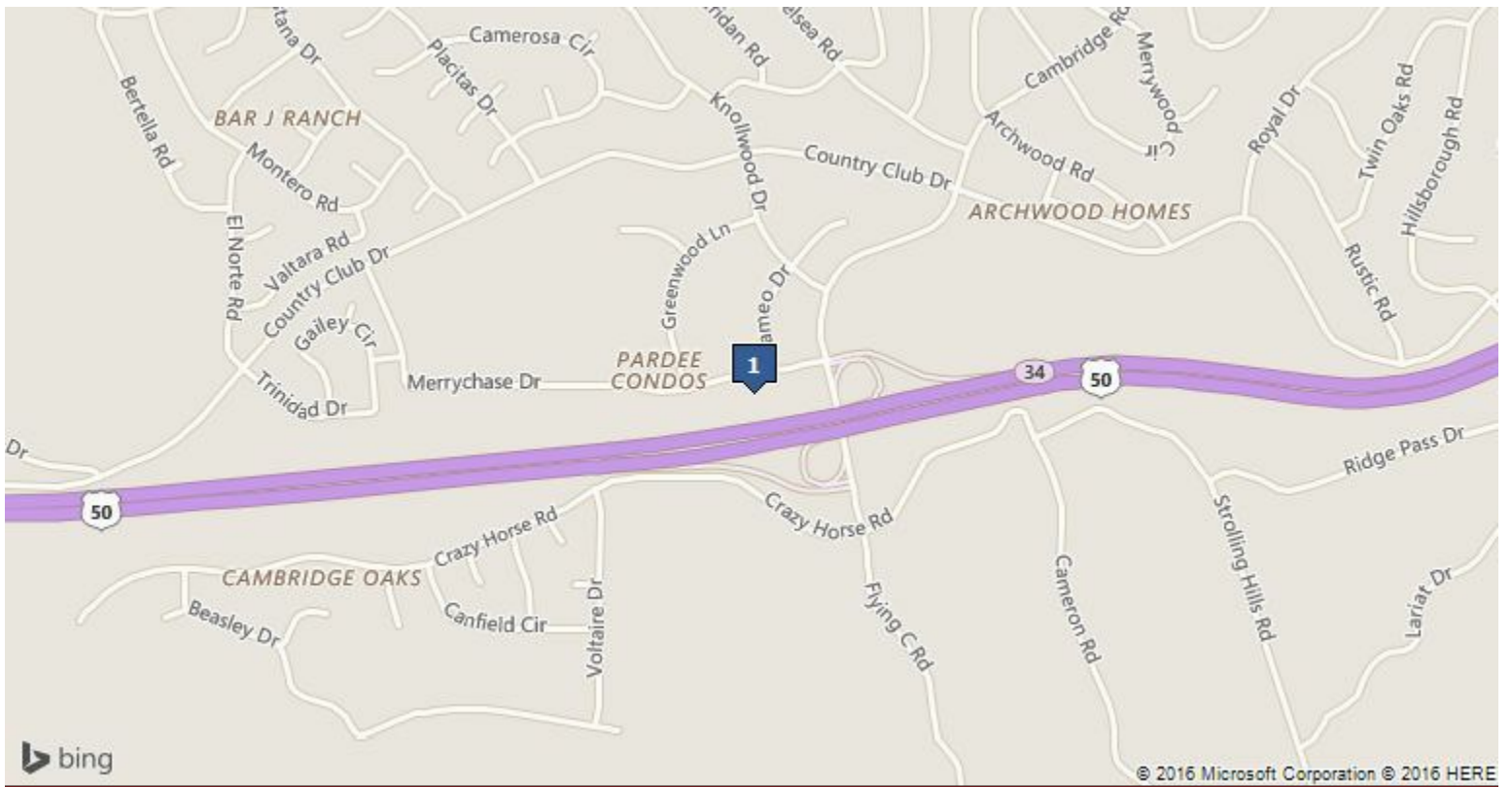
Property Use Type: Business For Sale

Commission Split: 2.5%

Occupancy: 0%

Lot Size: 17,424 SF



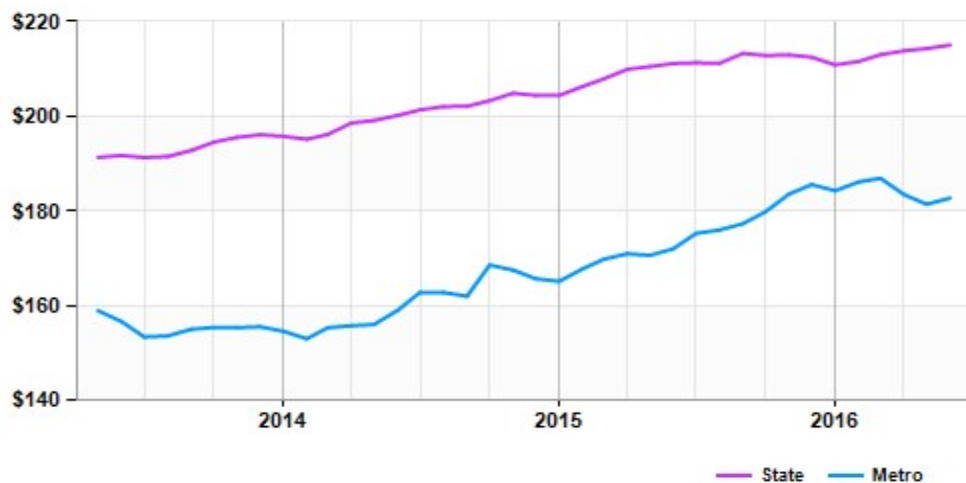


2564 Merrychase Dr, Cameron Park, CA 95682

Location Location Location! Beautiful fully loaded turn-key automotive repair shop just off Hwy 50 with excellent freeway and local traffic. The shop has been serving the greater El Dorado County and has a faithful clientele.

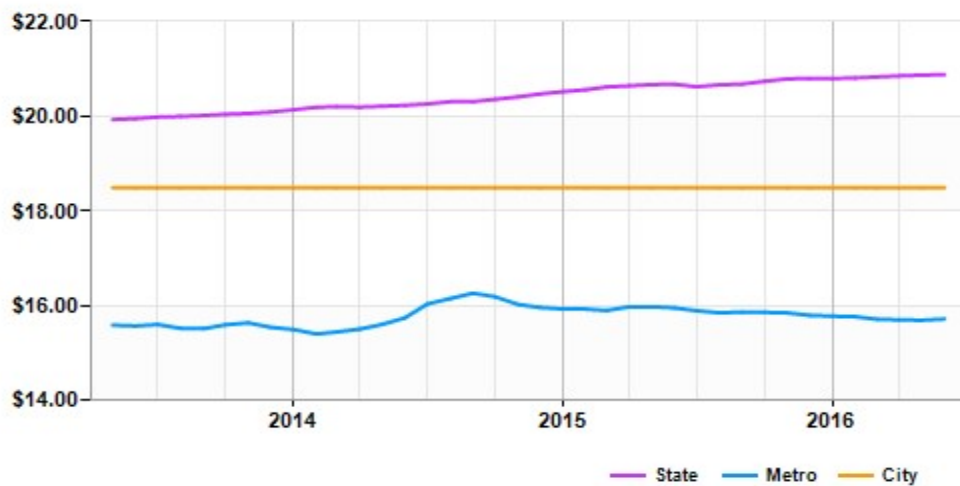
Market Trends

Asking Prices Retail for Sale Cameron Park, CA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$215	+1.0%	+1.8%
Metro	\$183	-2.2%	+6.2%

Asking Rent Retail for Lease Cameron Park, CA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$20.88	+0.2%	+1.0%
Metro	\$15.71	+0.0%	-1.5%
City	\$18.49	0.0%	0.0%