

Riverfront Retail / 2-Story House / 5 Apts / 1.35 acre - For Sale

36569-36581 Riverview Drive - Clarksburg Wine Country



+/- 1,000 sf retail + studio apartment



+/- 1,300 sf 2-story house on 0.8 acre lot



Opportunity to rebuild former marina



4 free-standing cottage units

PRICED @ \$1,595,000 with SELLER FINANCING
Fully leased, C-L (Local Commercial) zoned property
+/- 1,000 sf Hwy retail space + small apartment unit
(beneath retail) all leased to Studio 31 Hair Salon
+/- 1,300 sf 2-story house + 4 rented cottage units
- 1.35 acres (total) including two lots on the river
- Opportunity to bring the former marina back to life
- Total Annual Gross Income: \$95,160



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

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#1 - APN 043-291-010-000 (North Parcel)
36570 Riverview Drive (retail space)
36580 Riverview Drive (studio apartment)
36569 S. Center Street - cottage rental
36573 S. Center Street - cottage rental
36577 S. Center Street - cottage rental
36581 S. Center Street - cottage rental
Combined 17,424 sf (0.40 acre)

#2 - APN 043-291-011-000 (South Parcel)
36586 Riverview Drive - 2-story house
Total 35,677 sf (0.82 acres)
#3 - APN 043-293-002-000 (North Parcel)
South River Road 1,742 sf (0.04 acre)
#4 - APN 043-293-003-000 (South Parcel)
South River Road 3,920 sf (0.09 acre)

North Parcels: 17,424 + 1,742 = 19,166 sf (0.44 acre)
South Parcels: 35,677 + 3,920 = 39,597 sf (0.90 acre)
Combined Parcels: 19,166 + 39,597 = 58,763 sf (1.35 acres)



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The Old Sugar Mill is a popular tourist destination in Clarksburg and offers tastings from ten local wineries. The venue is utilized for special events of all kinds year round. Clarksburg is a small town with 300 population, but has a rich history as a gateway town to The Delta. Click here for a map of all the local wineries: <http://tinyurl.com/Clarksburg-Wine-Country>. With Downtown Sacramento only 20 minutes away, tourism is expected to continue to grow at a healthy pace.



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