

**LISTING DETAIL**

MLS # **20110019**  
 Status **ACTIVE**  
 Type **Commercial**  
 Address **10124 E Street**  
 Address 2 **10116 E Street**  
 City **Truckee**  
 State **CA**  
 Zip **96160**  
 Area **TRUCKEE ROLL-7DN**  
 Class **COMMERCIAL/INDUSTRIAL**  
 Asking Price **\$2,995,000**

**Lisa Mescher**  
**Lisa Mescher, Broker**  
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My DRE Number 01095063

**GENERAL**

Building SQ. FT.	<b>50001-100000</b>	Comm # Spaces		Water	<b>TDPUD</b>
SETTING	<b>STREET</b>	Community	<b>Truckee</b>	Company	
Approx. Acreage	<b>.76- 1.50</b>	Lot #		Clear	
STORIES	<b>OTHER</b>	Lot Dimensions		Span	
PARKING SPACES	<b>50-69</b>	Square Feet	<b>6000</b>	Directions	<b>west of downtown Truckee just off Donner Pass Rd, near Glenshire Dr. I-80, exit 89N, turn rt, on rt</b>
Number of Acres	<b>0.970000</b>	Rentable Space			
Current Use	<b>church, residence, office</b>	Usable Space			
		Zoning	<b>DMU</b>		
Included in Sale		Construction Phase			
Number of Units		Est. Comp Date			
		Project Name			
		TRPA Plan Area			
		Year Built			

**FEATURES**

VIEW	<b>Panoramic, Mountain Level</b>	HANDICAP FRIENDLY	<b>Ramps</b>
TOPOGRAPHY	<b>Parking/50+ Spaces</b>	CONSTRUCTION	<b>Frame, Brick</b>
EXTERIOR FEATURES		N/EXT PROPERTY	<b>High Traffic Location, High Visibility, High Frontage, Home On Property</b>
PARKING SURFACE	<b>Black Top</b>	EXTRA 1	

**FINANCIAL**

1st Loan Amount	Net Income
Assumable	Other Expenses
Total Loan Balances	Present Gross Income
Total Mortgage	Management Expenses
Property Tax	Proj. Gross Income
Gross Income	Rental/Mo. Min
Utility Expenses	Proj. Ins.

**REMARKS**

Remarks **Unique and rare offering of a Truckee landmark, located in the heart of downtown Truckee. The soon to be former home of the Assumption Catholic Church is FOR SALE and offers exciting opportunities to the discerning investor. This prime, one acre property consists of 3 buildings having nearly 6,000 sf combined, on 3 parcels, and 60+ parking spaces. This prominent location is extremely well positioned for the planned downtown Truckee expansion.**