



6292 E Hwy 20, Lucerne, CA 95458

\$379,000

6292 E Hwy 20 Lucerne

Mixed Use | 1,353 SF



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Details

Asking Price	\$379,000	Property Type	Mixed Use, Office, Retail
Subtype	Creative Office, Storefront	Investment Type	Owner/User
Square Footage	1,353	Price/Sq Ft	\$280.12
Year Built	1968	Buildings	2
Stories	1	APN	034-192-010-000

Marketing Description

Welcome to 6292 E Highway 20, Lucerne, California

Discover an unparalleled investment opportunity at the heart of Lucerne, California. Nestled amidst the serene beauty of the Lake County region, 6292 E Highway 20 offers a unique and versatile mixed-use property that promises both commercial potential and residential charm.

Property Overview:

This exceptional property seamlessly blends commercial and residential spaces, providing endless possibilities for savvy investors and visionary entrepreneurs. The strategic location on Highway 20 ensures high visibility and accessibility, making it an ideal choice for a variety of business ventures while also offering comfortable living accommodations.

Key Features:

Prime Location: Situated on the bustling Highway 20, the property benefits from excellent traffic flow and visibility, ensuring your business gets noticed. Right across from Clear Lake, you can enjoy scenic lake views from the front of the building.

Versatile Layout: The property features adaptable spaces suitable for retail, office, and residential use, offering flexibility to meet diverse needs. There is a one-bedroom living space with additional rooms that could be repurposed, along with a bathroom with a shower, two half bathrooms, and a kitchen area.

Modern Amenities: Enjoy contemporary amenities and well-maintained facilities that enhance the property's appeal and functionality. This includes new flooring, two AC units, a new mini-split system, two water heaters, and ample power supply.

Scenic Surroundings: Experience the picturesque beauty of Lucerne, with stunning views of Clear Lake and access to a community garden and a small beach area. The property features a well-kept yard with artificial turf, a peach tree, and new fencing.

Additional Highlights:

Renovated and Move-In Ready: The property has been recently renovated, offering modern facilities and ready-to-use spaces.

Large 3-Car Garage: The garage includes a workshop area and enough space to fit a boat, with access from the alleyway or the backyard.

Community Proximity: Close to parks, a boat ramp, restaurants, grocery stores, convenience stores, community events, and wineries.

Whether you envision a thriving retail business, a cozy café, professional offices, or a combination of residential and commercial uses, 6292 E Highway 20 is a canvas for your entrepreneurial dreams. This property represents a rare opportunity to invest in a growing community while enjoying the lifestyle benefits of Lake County's natural splendor.

Join us for a private tour to explore the full potential of this unique mixed-use property. Embrace the opportunity to make your mark in Lucerne, California. Opportunity awaits!

Investment Highlights

Prime Location with High Visibility:

Situated directly on the well-traveled Highway 20, this mixed-use property enjoys exceptional exposure and accessibility. The strategic location ensures a constant flow of potential customers and tenants, making it an ideal spot for retail businesses, offices, or dining establishments. Lucerne's scenic beauty and proximity to Clear Lake enhance the appeal, attracting both local patrons and tourists.

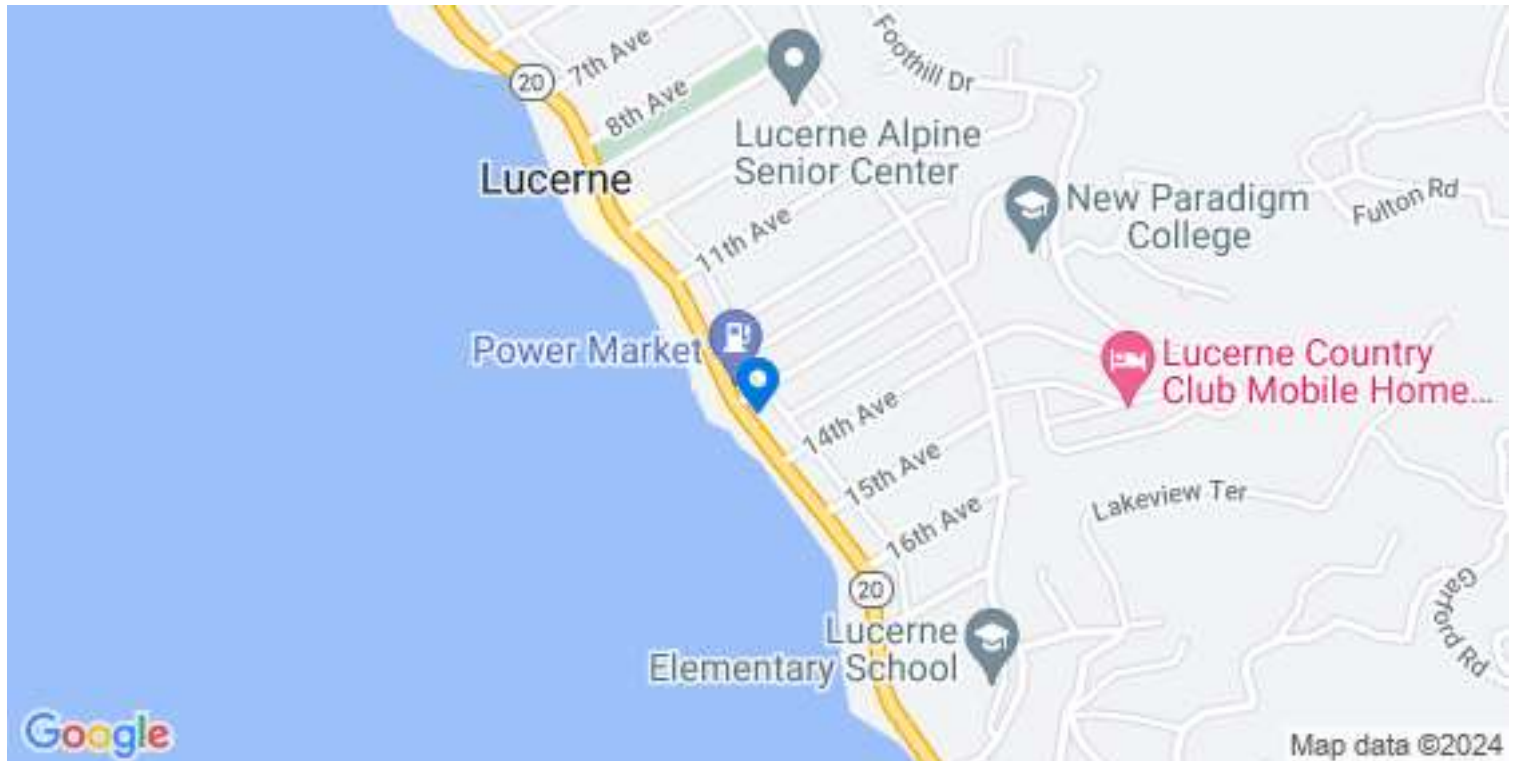
Versatile and Adaptive Spaces:

The property features a flexible layout that accommodates a variety of uses, including commercial, retail, and residential. This adaptability allows investors to tailor the space to suit different business models or to generate multiple streams of income. The well-maintained facilities and modern amenities further enhance its attractiveness, making it move-in ready for immediate operations.

Growing Market and Community:

Lucerne and the broader Lake County area are experiencing growth, driven by increasing tourism and local development initiatives. Investing in this property positions you to capitalize on the upward trend in the region's real estate market. The area's natural beauty, recreational opportunities, and community-focused lifestyle make it an appealing destination for both business owners and residents, promising steady demand and potential appreciation in property value.

Location (1 Location)



Property Photos (53 photos)

