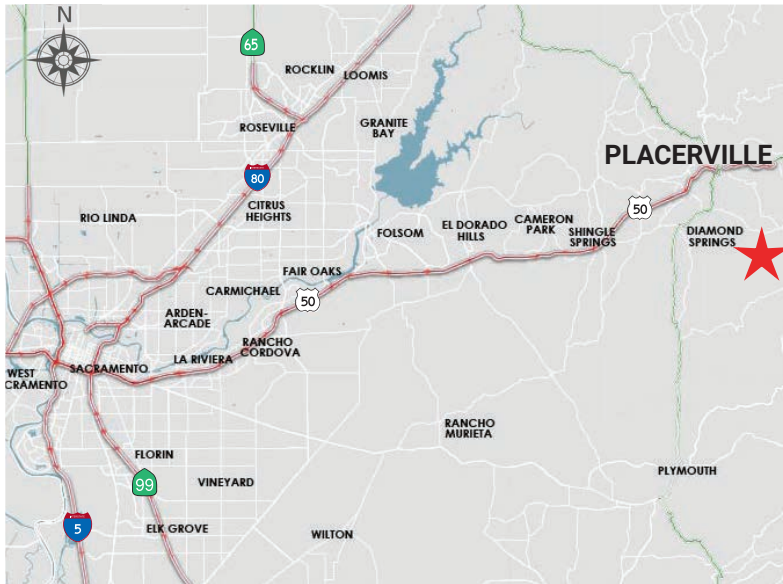


# AVAILABLE FOR SALE

5951 Mount Aukum Road | Placerville, CA.



- ◆ Offered at \$225,000
- ◆ Zoned Commercial ON ±0.57 acres
- ◆ APN # 093-150-20 (El Dorado County)
- ◆ ±864 SF Building
- ◆ Built in 1969
- ◆ Very Well Designed Outdoor Area for Entertaining/Eating Area
- ◆ Newly Installed HVAC System in 2017
- ◆ Comp Shingle Roof
- ◆ Well and Septic Tank
- ◆ Kitchen Area Includes 3 Compartment Sink
- ◆ Ideally Located in the Heart of Somerset, the Gateway to Wine Country

**Tom Conwell, Jr.** Managing Director 916.569.2380 [tconwell@ngkf.com](mailto:tconwell@ngkf.com) CA RE License #01394155



980 Ninth Street, Suite 2500, Sacramento, CA 95814

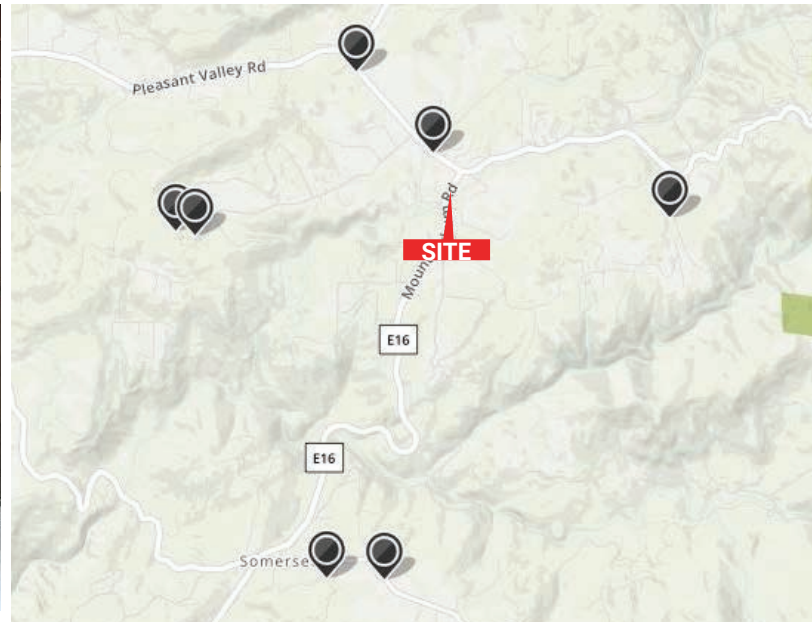
[www.ngkf.com](http://www.ngkf.com)

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# AVAILABLE FOR SALE

5951 Mount Aukum Road | Placerville, CA.



10-Minute Drive to over 20 local wineries



Tom Conwell, Jr. Managing Director 916.569.2380 [tconwell@ngkf.com](mailto:tconwell@ngkf.com) CA RE License #01394155



980 Ninth Street, Suite 2500, Sacramento, CA 95814

[www.ngkf.com](http://www.ngkf.com)

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.