



PUBLISHED RESERVE: \$60,000

LAST ASKING: \$112,500

SIZE: 7,696± Square Feet on .41± Acre Site

ZONING: Core Commercial – C1

PROPERTY INSPECTION: Call Auction Information Office to arrange

FINANCING: None – All Cash

DESCRIPTION: This 7,696± square foot former bed and breakfast is located in unincorporated Crescent Mills, approximately 25 miles east of Lake Almanor, which is a major year-round recreation destination area. The property is located along State Route 89 (Main Street) on the northeast side of the Indian Valley, with views of Mt. Hough.

The two-story building, built in 1927, has been vacated for several years and is in poor condition. The first floor of the building contains a large bar and lounge area as well as a formal dining room. There is a second bar and dining area towards the rear of the building, along with a full-service kitchen and pantry. The second floor has a large common space which functioned as a lounge and kitchenette for guests, as well as a laundry area. There are eight small rooms which all share one common bathroom, and two larger guest rooms which each have a bathroom. A small 576± square foot single-family residence that could function as a manager's unit is located on the site. Please see Supplemental Information Package for floor plans.

The property is considered a non-conforming use by Plumas County as it does not meet current on-site required parking spaces without the development of a parking lot.

LOCATION: 15778 Main Street, Crescent Mills, APN: 111-084-001

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015

