



PUBLISHED RESERVE: \$100,000

LAST ASKING: \$150,000

SIZE: 15,000± Square Feet

ZONING: Tourist Accommodation, Multi-Family Residential within Stateline/Ski-Run, District 1D – Midway District Community Plan

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 15,000± square foot development site is located in South Lake Tahoe within the Lake Tahoe Basin, an area considered to be one of the most diversified year-round recreation resort areas in the western United States. This in-fill development site is located in an area of South Lake Tahoe that has been substantially revitalized over the last ten years, due to redevelopment of the Stateline casinos as well as additional investments in the Heavenly Gondola, The Shoppes at Heavenly Village, the 18-hole championship Edgewood Gold Course, and Ski Run Marina.

The property was originally developed as a 21-unit motel, and included a single residence. The motel has been demolished and the 20 Tourist Accommodation Units and 1 Residential Unit rights, associated with the prior improvements, were subsequently sold. Remaining on the site is a concrete slab foundation and asphalt paving. BMP Application (Best Management Practice for storm water) is required in order to bring the property into compliance with the Tahoe Regional Planning Agency (TRPA). Property compliance includes removal of the concrete slab and rejuvenation of the lot in order to obtain issuance of a BMP Certificate. Future development of the property is subject to the Tourist Core Area Plan.

All utilities are available to the site and access is off of Lake Tahoe Blvd, where the site has 100 feet of frontage.

LOCATION: 3868 Lake Tahoe Blvd., South Lake Tahoe, California, 96150. APN: 029-161-24

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