



**MIXED USE: COMMERCIAL AND RESIDENTIAL
CONDO IN PRIME LOCATION
120 Country Club #3**

- ½ Block from Lakeshore
- Remodeled Condo Element
- Ground-Level Commercial Space Across from the Hyatt Regency
- Easy access to the IVGID Beaches and Boat Launch
- Partially Leased

\$ 298,000

M. Trevor Smith
(775) 831-4834 direct
(888) 882-4632 toll free

Country Club Center has a wide variety of businesses including both casual and fine dining restaurants, pubs, real estate offices, beauty salons and more all located in walking distance to two private beaches and a boat launch on the North Shore of Lake Tahoe! This FRONT ROW unit of the unique development is just steps from Lakeshore Boulevard across from The Hyatt Regency! The ground level is a commercial space with great business exposure for an office or store front. Upstairs is the remodeled two-bedroom residential portion with a private deck, vaulted ceilings and stone hearth fireplace. Lease out both spaces or keep one for your personal use. Owner financing is available, so call the Smith Team for additional details and to request your private showing.

**COLDWELL
BANKER**

INCLINE VILLAGE REALTY, INC.

917 Tahoe Blvd., Suite 202
Incline Village, NV. 89451
Ttaho.com
Trevor@Ttaho.com

120 Country Club #3



DETAILS AT A GLANCE...

- Approximate square footage: 2,088*
- Heat: natural gas, forced air
- Year Built: 1974* :
- 2008/2009 taxes: \$3,299.24*
- HOA Dues: \$550*
- HOA Transfer Fee: \$125*
- Assessors parcel number 130-180-03
- Legal description: Lot 3, The Village at Incline 1
- Full access to the IVGID private beaches and more

*IF SQUARE FOOTAGE IS A CRITERIA OF BUYER(S) DECISION TO BUY, BUYER TO VERIFY
All advertising of this property is subject to errors, omissions, price change or withdrawal without notice.

**COLDWELL
BANKER**

INCLINE VILLAGE REALTY, INC.

More Agents

More Locations

We Sell Homes

This property is listed by:

M. Trevor Smith

Broker/Salesman

(775) 831-4834 direct

(888) 882-4632 toll free

(775) 831-4833 fax

Trevor@Ttahoe.com



*Resort
PropertyNetwork*

