



FOR SALE

20 ACRES

IN CLEARLAKE, CA

MOUNT ST HELENA

Formally a lucrative Auto Salvage and tow company this property boasts beautiful views and sunsets. It's ideal for building a dream home with plenty of space for all of your animals, gardens, toys, cars, and tools. It can also become a wrecking yard again if desired. Clearlake is the largest natural lake fully contained within California. The town of Clearlake is known for its retirees, and many have classics hidden away in barns and garages. Most would end up at the yard when it was operational. Clearlake is close to the Napa wine country, has Big Mouth Bass Tournaments yearly, waterskiing, boating, and fishing with many docks and piers. The property addresses are, 15970 Polk Avenue and 3550 Eureka Avenue. The property consists of 5 acre and 15-acre parcels. It is located right off Highway 53 in the City of Clearlake. It has city water lines and a well that serves two mobile homes with several spigots and even spigots at the covered pad. There are electrical poles at the mobile homes and in the wrecking yard. On the North side of the property is a vineyard and there are very few neighbors so there is a lot of privacy and quiet. As an auto salvage it has an 80' by 60' garage with an airline, three offices, storage loft above and parts shelving. It has plenty of room for mechanic auto lifts. There are two sliding doors that can accommodate diesel trucks and your largest toys. There is a covered pad that is larger than the garage. There is a shed for recyclable natural gas and propane tanks and a pad for recycling appliances. All structures were required by the EPA when operational. The city had a profitable abatement lease agreement. More than 10 acres of the property is terraced into large sections as seen from Google earth. Seller is willing to carry up to 45% of the loan with cash down.