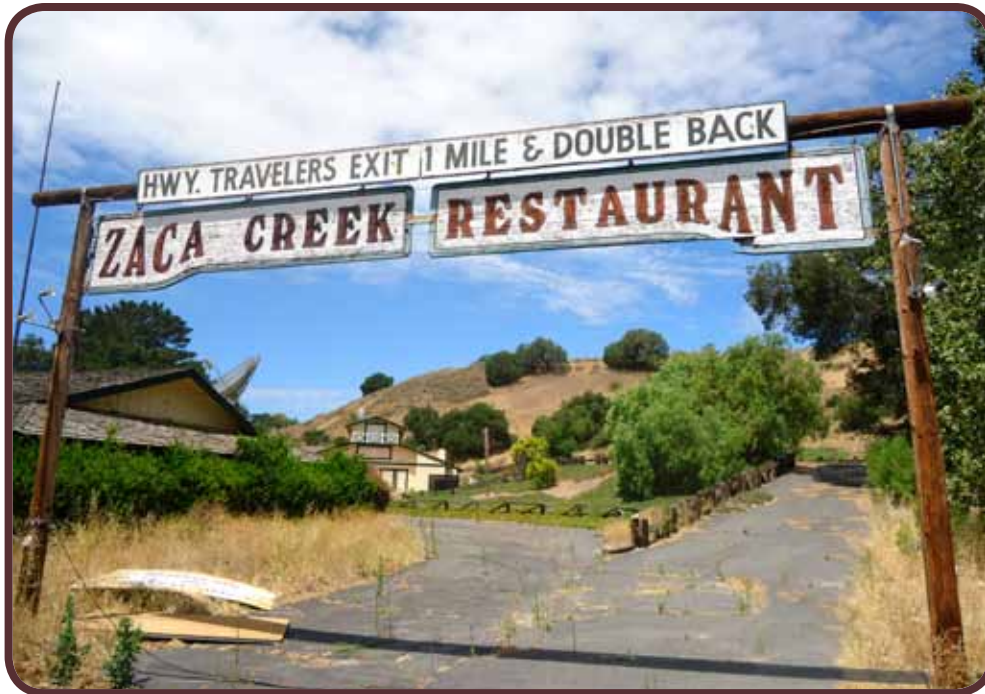


FOR SALE

2.86 Acres with Restaurant & Dance Hall

1297 Jonata Park Rd BUELLTON, CA



Former Zaca Creek Restaurant and El Reno Catering (Dance) Hall now for sale! This Valley icon has memories for all. Large 2.86-acre lot with great visibility from the 101 Freeway, boasting over 24,000 cars per day. Property improvements include a full service restaurant with separate bar, a catering/dance hall with a full service kitchen, a 1Bed/1Bath caretaker's cottage, and excellent parking. Sold as-is with all furnishings and memorabilia. Needs TLC but terrific highway frontage opportunity.

EXECUTIVE SUMMARY

Price: \$2,500,000
Price per SF (Land): \$20
Price per SF (Building): \$256

PROPERTY DETAILS

Lot Size: 124,582 SF (Tax Records)
Restaurant Size: 5,150 SF (approx)
Dance Hall Size: 4,100 SF (approx)
Cottage Size: 480 SF (approx)
Zoning: CH Commercial Highway

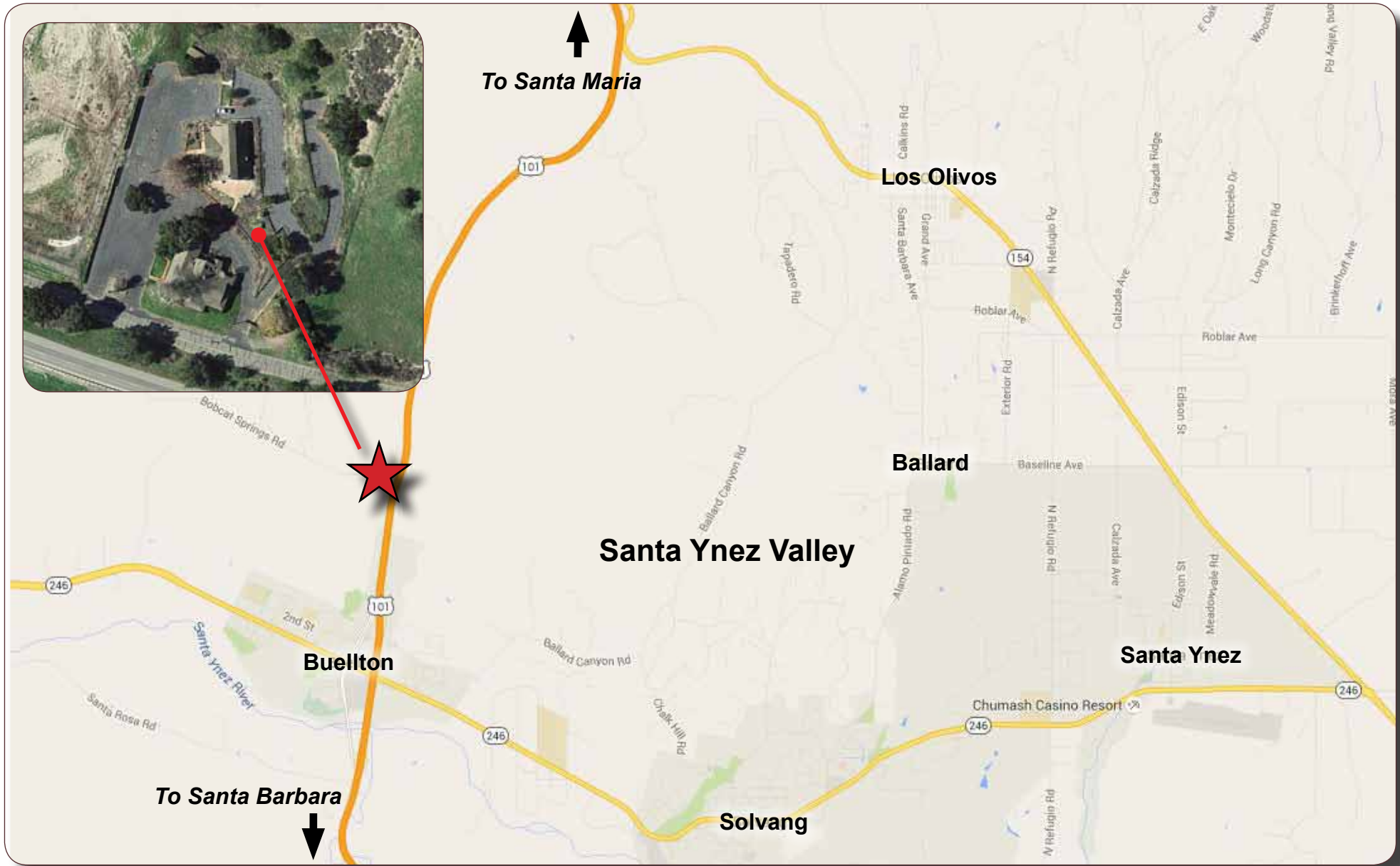
Restaurant



Dance Hall



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Property is zoned Commercial Highway (CH), which provides for uses such as restaurants, hotels and motels, automotive services, and more. This is an opportunity to take advantage of the tremendous growth in the area. The City of Buellton currently has approved over 518 new residential homes/units, 2 new hotels, a 240-room senior living facility, 56 new campsites, and a planned bowling alley.

