

**Detached**

MLS #: **230003035**
APN: **2480602800**
Addr: **4444 Hwy 78**
City,St: **Julian, CA** Zip: **92036**

Status: **ACTIVE**Short Sale: **No**

COE Date:

List Price: **\$1,195,000**Orig Price: **\$1,195,000**DOMLS **0**

Sold Price:

MT

List Date: **2/1/2023**LP/SqFt: **682.86**Mod Date: **2/15/2023**

SP/SqFt:

Bedrooms: **3** Full Baths: **1**
Optional BR: **0** Half Baths: **0**
Total: **3** Total: **1**

Est. SqFt: **1,750** Year Built: **1945**Community: **JULIAN**Neighborhood: **Wynola**

Complex:

SA Restrict: **N/K**View: **Orchard/Grove**Pool: **N/K**

Parking Garage Spaces: **0**
Parking Non-Garaged Spaces: **25**
Parking Spaces Total: **25**
Parking Garage: **None Known**
Non-Garage Details: **Detached, Uncovered, Driveway, ...**
RV Parking:

Listing Type **ER**

Patio:

Pets:

Age Restrictions: **NK**Stories: **1 Story**MandRem **None Known**

Start Showing Date

**REMARKS AND SHOWING INFO**

Prime commercial land in the heart of Wynola; Julian's booming sister community. Property is currently home to a well established business, Julian Mining Company. Caretaker Residence is approximately 1750 sq/ft. There is also 2 gift shops, a mature/productive apple orchard, train ride, guest cabin, 5 storage sheds & utility buildings. Automatic whole property back-up 20 kw generator. 500 gallon propane tank. Good water well. Seller will carry with 30% down, 7 % interest only monthly payments, balance due in full in 3 years. Enough inventory to continue operating for 1+ year. Huge potential upside to increase revenues through school's reopening with excellent reputation and teacher contacts. Retail and educational component of

Conf. Remarks: **Buyer to investigate subject property and intended use, including but not limited to, permits, zoning and code enforcement, buildability, and utilities with governing authority and/or licensed and bonded professionals.**

Cross Streets: **Hwy 78**

Map Code:

CBB%: **1.00**

CBB\$:

CVR: **N**

Directions To Property:

Showing: **Call listing agent First.**Occupied: **Owner**Occupant: **Ryan**Occupant Pho... **951-312-9940**Lockbox: **No**Listing Agent: **Kamisha B Greene - 760-419-3101**Agent DRE Lic#: **01962367**

2nd Agent:

Broker ID: **8735**

Broker DRE Lic#:

Listing Office: **FHL Realty, Inc. - Office: 760-419-3101**

Off Market Date:

Close of Escrow:

Financing:

Concessions:

Selling Agent:

Selling DRE License#

Selling Office:

Sale Price:

Exp Date: **8/1/2023**

Wtr Dist:

High School URL

Julian Union High School District

Equipment

Refrigerator, Shed(s), Propane Oven, Propane Stove

HO Fees Include:

Home Owner Fees: **0.00**

Paid:

Pay Freq.

Other Fees: **0.00**

Paid:

Pay Freq.

CFD/Mello-Roos: **0.00**

Paid:

Pay Freq.

Total Monthly Fees: **0**

Assessments:

HOA:

Other Fee Type:

HOA Phone:

Zoning:

Prop Mgmt Co:

Entry Level Unit:

Prop Mgmt Ph:

Cmplx Feat:

Est. % Owner Occupa...

Terms: **Cash, Conventional, FHA, Seller...**Cooling: **N/K**Heat Source: **Wood**Heat Equip: **Fireplace**Fireplace Loc: **FP in Living Room, Wood**Fireplaces(s): **1**

Living Room: 1x1	Master BR: 1x1
Dining Room: 1x1	Bedroom 2: 1x1
Family Room: 1x1	Bedroom 3: 1x1
Kitchen: 1x1	Bedroom 4:
Breakfast Area:	Bedroom 5:
Extra Room 1:	Extra Room 3:
Extra Room 2:	

SqFt Source: **Public Records**Lot Size: **2+ to 4 AC**

#Acres

Lot Size Source: **City/County Re...**

Units/Building:

Lot SqFt Approx:

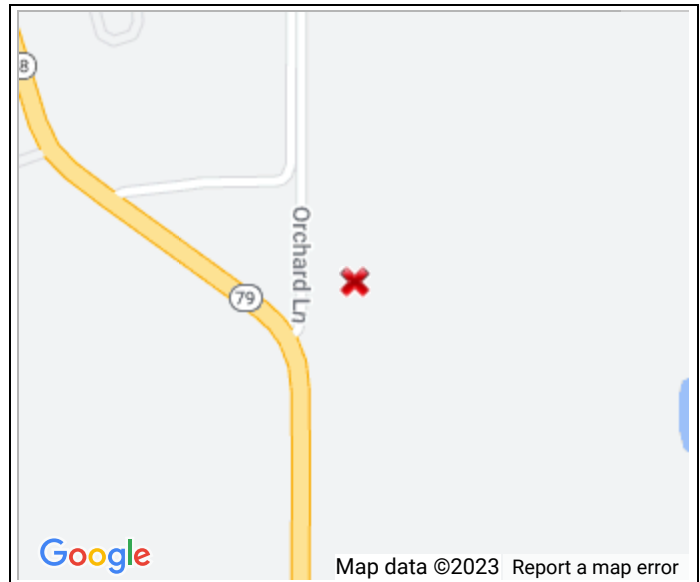
Units/Complex:

Laundry Location: **Inside**

Elevator:

Sewer/Septic: **Septic Installed**

Stories in Building:



Information is believed to be accurate, but shall not be relied on without verification. Square footage, lot size, room size dimensions should be considered approximate. Some properties may be sold as-is. Please be advised there may be additional disclaimers and disclosures attached to this listing that are available to Participants and Subscribers that may be shared with clients. ©SDMLS

Provided By:
Kamisha B Greene

DRE Lic.#: CA
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