

# BANK OWNED - FOR SALE

## HISTORIC BROKEN BIT RESTAURANT BUILDING



CALL (559) 256-1700 | ± 53.2 ACRES | ±13,500 SF BUILDING  
FOR SALE: \$980,000

35814 (35880) HIGHWAY 41  
COARSEGOLD, CALIFORNIA 93614

CLOSE TO YOSEMITE NATIONAL PARK

AVAILABLE Now!  
(559) 256-1700

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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have his C.P.A. and/or Financial Advisor make independent projections.

# BANK OWNED HISTORIC RESTAURANT BUILDING 35814 (35880) HWY 41 COARSEGOLD, CALIFORNIA

## FACT SHEET

### LOCATION

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35814 (35880) Highway 41 in Coarsegold, California 93614.

### AREA

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Close to Yosemite National Park.

### SALE PRICE

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\$980,000.

### EXISTING BUILDING

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±13,500 SF restaurant building.

### ZONING

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CRM - Commercial Rural Median District

### ACCESS - (LEFT TURN ONLY PLANS)

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Seller has spent 42 months acquiring the CalTrans Encroachment permit. This permit allows for a designated left turn lane into the Broken Bite site.

### TRAFFIC COUNTS

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Highway 41 (CalTrans):	39,500 cars per day
Highway 49 (CalTrans):	<u>33,500</u> cars per day
Total:	73,000

### COMMENTS

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The Broken Bit is a “historic” piece of Coarsegold’s history. Located about 50 miles from the incredible Yosemite National Park, this site sees thousands of cars each and every day. “The Broken Bit” was an upscale hotel and restaurant back in its’ day.

The +/- 53 acre site has approximately 2,300 ft of frontage on the northwest side of Highway 41 and about 13.5 usable flat acres that can allow for some flexibility for future planning and expansion. The overall site lends itself to have many potential uses that could compliment the restaurant and existing banquet facilities. There is a tremendous amount of parking.

There are picnic areas and a working “gold” mine. Also on the property is “Old Stage Road”; we believe this site is the longest stretch of Old Stage Road that is not paved. The Old Stage Road was used to make Yosemite National Park and driven on by President Theodore Roosevelt in his famous Cannon Ball coach.

The property is in disrepair and will need some work.

The Broken Bit is waiting to be a tourist attraction again.