



FOR SALE

FREE STANDING OFFICE & RENTAL UNIT

128 COLLEGE AVENUE, SANTA ROSA, CA

Northern California's Premier Commercial Real Estate Firm



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



128-A College Ave Santa Rosa, CA

Two building complex on College Ave. The front building works as an office and houses several different businesses. The space provides 3 private office area, reception, storage and restroom. Building is older construction, but retains some period charm like hardwood floors. The building is approximately 1,050 sq. ft. Great opportunity to operate out of the front building, and receive income from the 2nd building. This unit currently rents for \$1661/month. Proforma rent approximately \$2,000.

128-B sits behind the front building. This building is used as apartment living with a large garage that houses the occupants storage needs for their own business. Apartment consists of 4 rooms, including restroom, kitchen. Bedroom does not have a built in closet. Approximate size including garage is estimated to be approximately 812 sq. ft. Unit B rents for \$1,000 per month. Proforma rent approximately \$1600 per month.

Located just off US Hwy 101 north and south bound exits. Short distance to downtown, Santa Rosa business park and generally in close proximity to many amenities including food, shopping and entertainment. Approximately 32,271 +/- daily car count along both EB and WB College Ave.

Can also be purchased with 120 College Ave which consist of approximately 2,833+/- sq. ft. office along College with modern interior finishes. Asking price for 120 College Ave is \$825,000.



FOR SALE SUMMARY

PRICING

Asking Price: **\$625,000**

Price per Square Foot: \$335/sq. ft.

BUILDING

Construction / Siding: Wood Frame

Approximate Building Sq. Ft.: 1,862+/- sq. ft.

Front Office 812 +/- sq. ft.

Rear Structure 1,050 +/- sq. ft.

Parking Approximately 10 parking spaces, not striped.

Lot Size: .175- acres

Actual Rent

Unit A Rent: \$1,661.50 per month

Unit B Rent: \$1,000 per month



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PHOTOS



Eastern side of front building



Interior Office



Reception Office



Reception Office

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PHOTOS



Rear building entry



Living Room



Rear building kitchen



Living Room/Entry

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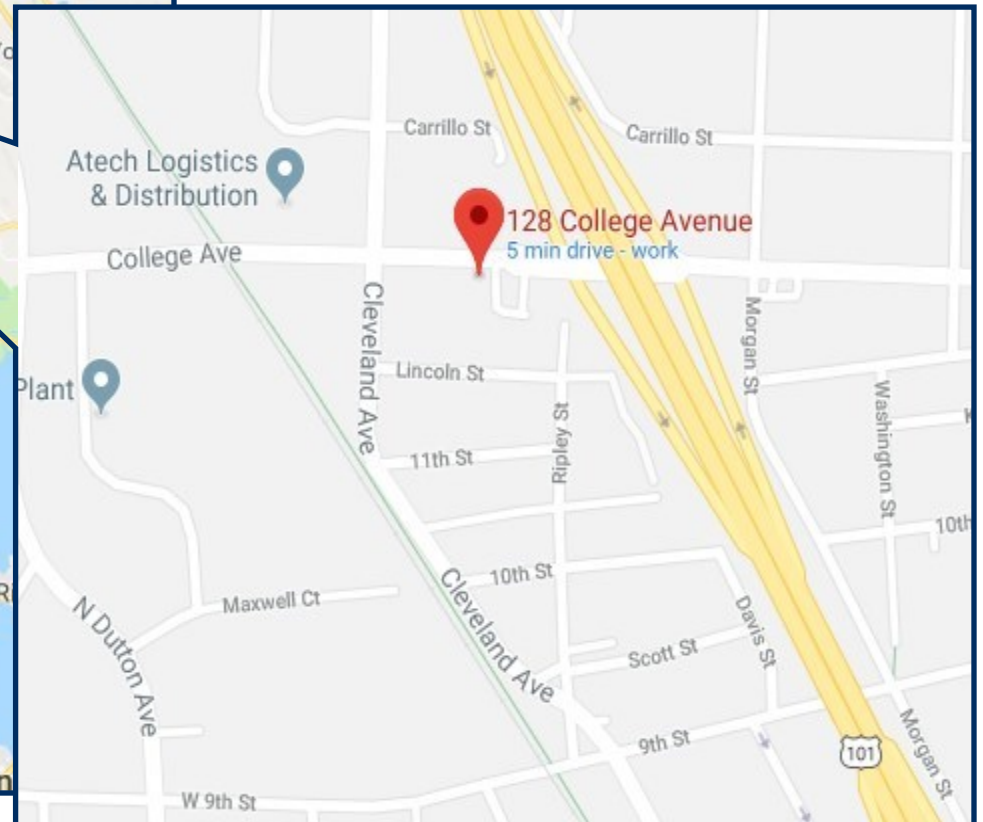
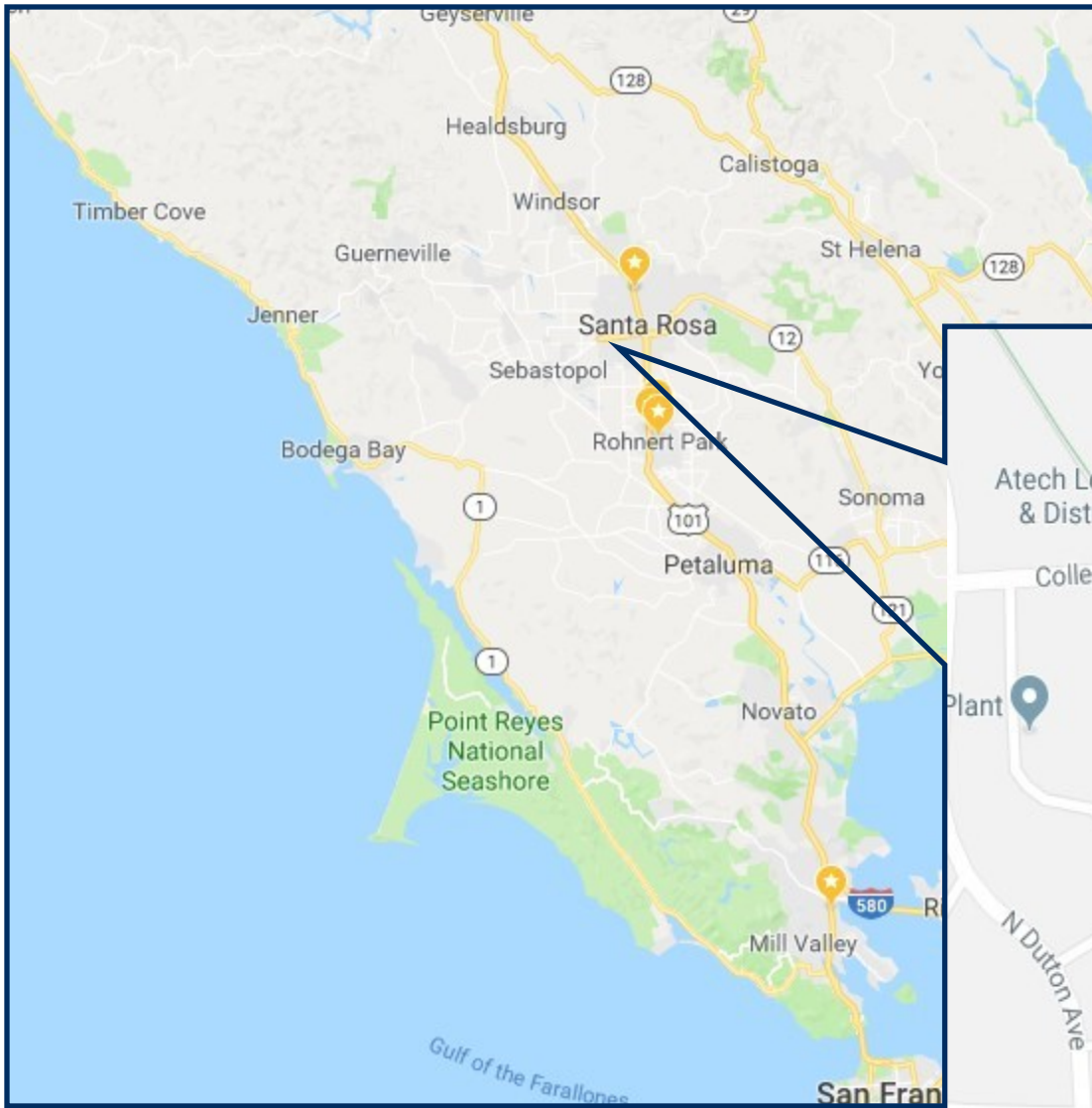
AERIAL MAP



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MAPS



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LISTING TEAM



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