



# FOR SALE

## RETAIL OFFICE SPACE - DOWNTOWN

### 6876 SEBASTOPOL AVE, SEBASTOPOL, CA 95472

*Northern California's Premier Commercial Real Estate Firm*



**William Severi, CCIM, CPM - Broker**

CA BRE # 01000344

Phone: 707-523-2700 ext. 302

Cell: 707-291-2722

Email: [william@northbayprop.com](mailto:william@northbayprop.com)

**North Bay Property Advisors**

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

[www.NorthBayProp.com](http://www.NorthBayProp.com)



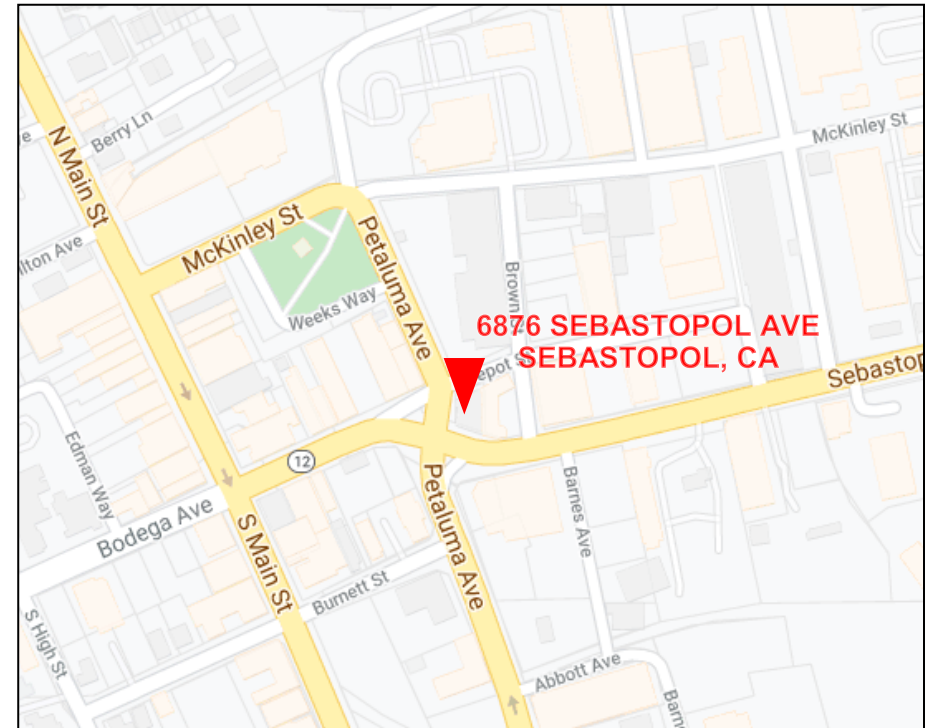
The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



# FOR SALE SUMMARY

## SPACE DETAILS

Asking Price:	\$775,000
Video Link (Ctl Click on link):	<a href="#">6876 Sebastopol Ave</a>
Building Sq. Ft.	2,950+/- SQ.FT.
Approximate Site Sq. Ft. :	3,920+/- sq. ft.
Renovated:	4 QT 2020
Signage:	Fascia
Zoning / Land Use:	CD (Central Core)
Parking:	Street Parking
HVAC:	Fully Conditioned Space
Average Daily Traffic Count:	24,534 +/- Petaluma Ave & Sebastopol Ave



## Property Description:

Gateway central Sebastopol location. Located at the intersection of Sebastopol Ave. (U.S. Hwy. 12) and Petaluma Ave., (U.S. Hwy. 116). Great exposure. Newley painted exterior and landscaping, this central Sebastopol office / retail building is perfect for any professional office or retailer. Walk to local stores, restaurants and the Barlow. A must see property if your looking in the City of Sebastopol.





# AERIAL MAP



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.



# PHOTOS - EXTERIOR



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.



# PHOTOS - MAIN LOBBY



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.



## PHOTOS - OFFICE SPACE



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.



# PHOTOS - COMMON AREAS



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.



# BROKER TEAM



**William M Severi, CCIM, CPM - Broker**

CA BRE # 01000344

Phone: 707-523-2700

Cell: 707-291-2722

Email: [william@northbayprop.com](mailto:william@northbayprop.com)

**North Bay Property Advisors**

**Santa Rosa Office**

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

[www.NorthBayProp.com](http://www.NorthBayProp.com)

