



**NORTH BAY**  
PROPERTY ADVISORS

**REO - For Sale - Windsor**  
**5,600+/- sq. ft. Concrete Tilt-up**  
**2.47 Acres, Freeway Frontage**

**PRICE:**

**\$1,300,000**

**BUILDING SF:**

**5,600+/-**

**SITE:**

**2.47 Acres.**

**Zoning:**  
**Service**  
**Commercial**



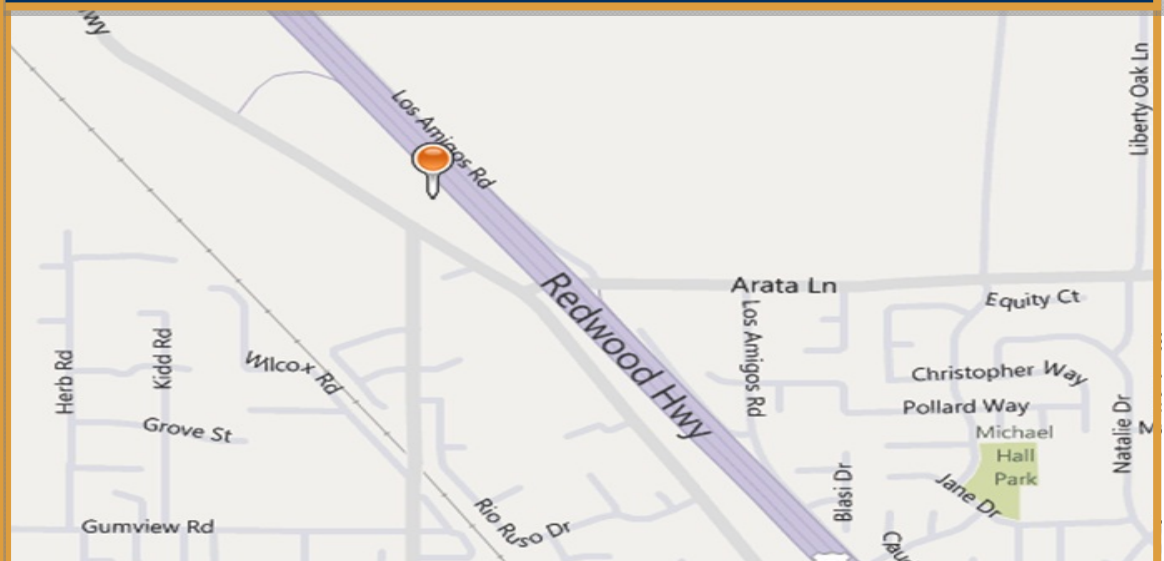
Bank owned property. Site offers 2.47 acres of US Hwy 101 Frontage consisting of a 5,600 sq.ft concrete tilt up building. The property is zoned service Commercial and allows for many use types. The building is fully sprinklered, has 800 amps of power and an existing floor drain system, clear high is approximately 18'. The large lot has future development or expansion potential. A portion of land along the freeway is allocated for wetlands mitigation. (Reports and Proposed Easements on file).

**10350 Old Redwood Hwy**  
**Windsor, CA 95492**

**Lead Broker / Agent**  
**William M. Severi, CCIM**

707-523-2700 phone  
707-291-2722 cell  
bill@williamseveri.com

DRE No.: 01000344



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. An interested party should verify the status of the property and the information herein.



# Property Overview

## Pricing

**Asking Price:** \$1,300,000

## Building

**Construction / Siding:** Concrete Tilt-up

**Floors:** Concrete / Tile/ Floor Drains

**Stories:** 1 (Mezzanine Storage)

**Approximate Build. Sq. Ft.:** 5,600+/-

**Interior Improvements:** Some office area and men's and women's locker-rooms (approximately 1,000+/- sq. ft.)

**Ceiling Height:** 1 roll up door, approximately 10'x12' clear

**Sprinklers:** Yes

**Traffic Count** US Hwy 101: **62,000** AADT

## Site

**APN:** 161-020-054

**Size:** 2.47 acres (107,593+/- sq. ft.)

**Zoning:** SC (Service Commercial)

**Parking:** 118 Paved and striped including 4 Handicapped spaces.

**City / County:** Windsor/ Sonoma

**Water & Sewer:** Town of Windsor

**Gas & Electric:** PG&E



## Broker Team



**Cell:**  
707-291-2722  
**Office:**  
707-523-2700  
**DRE No.:**  
01000344

**William M. Severi, CCIM**  
[bill@williamseveri.com](mailto:bill@williamseveri.com)



**Cell:**  
707-529-1722  
**Phone:**  
707-523-2700  
**DRE No.:**  
01357548

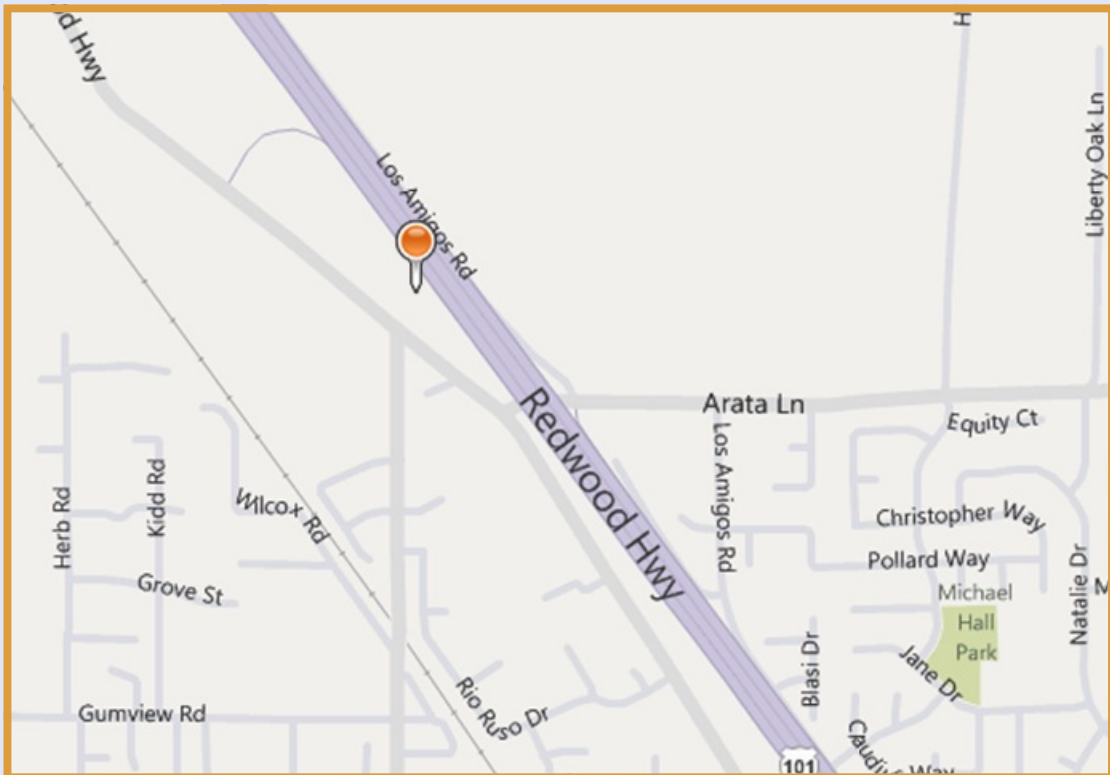
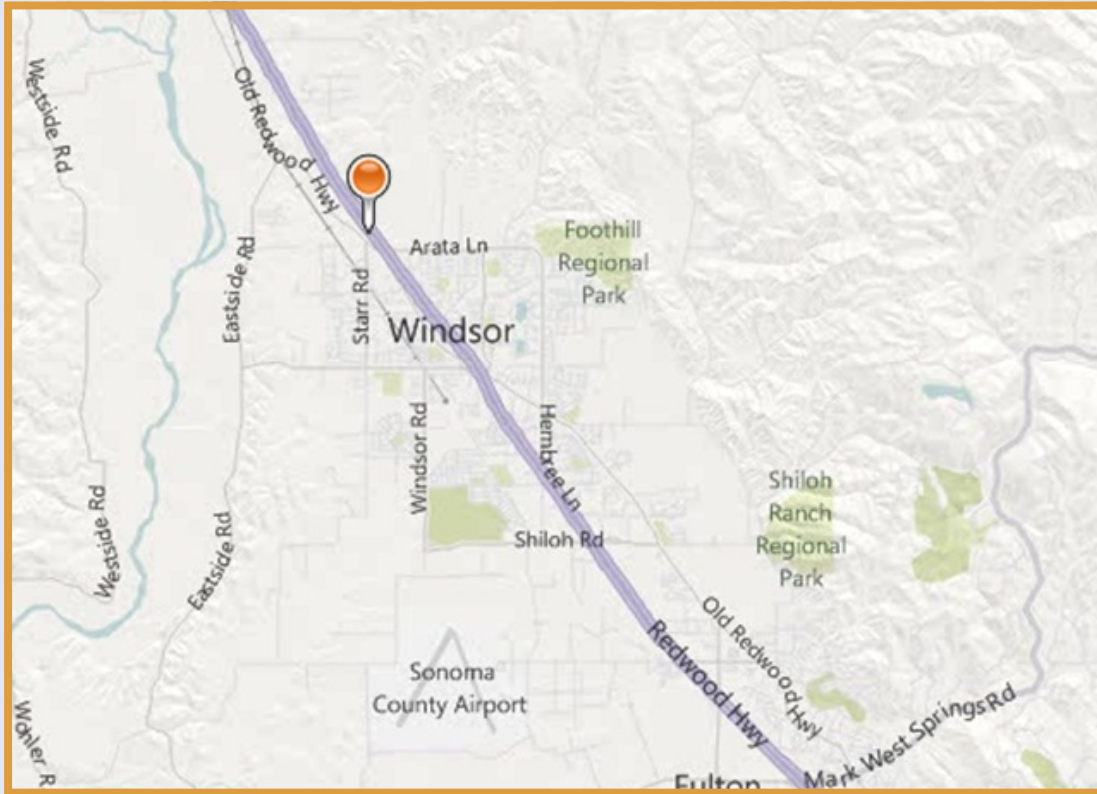
**Nick Abbott**  
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**Santa Rosa Office**  
**2544 Cleveland Ave #110**  
**Santa Rosa Ca 95403**

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# Location Maps



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# Photos



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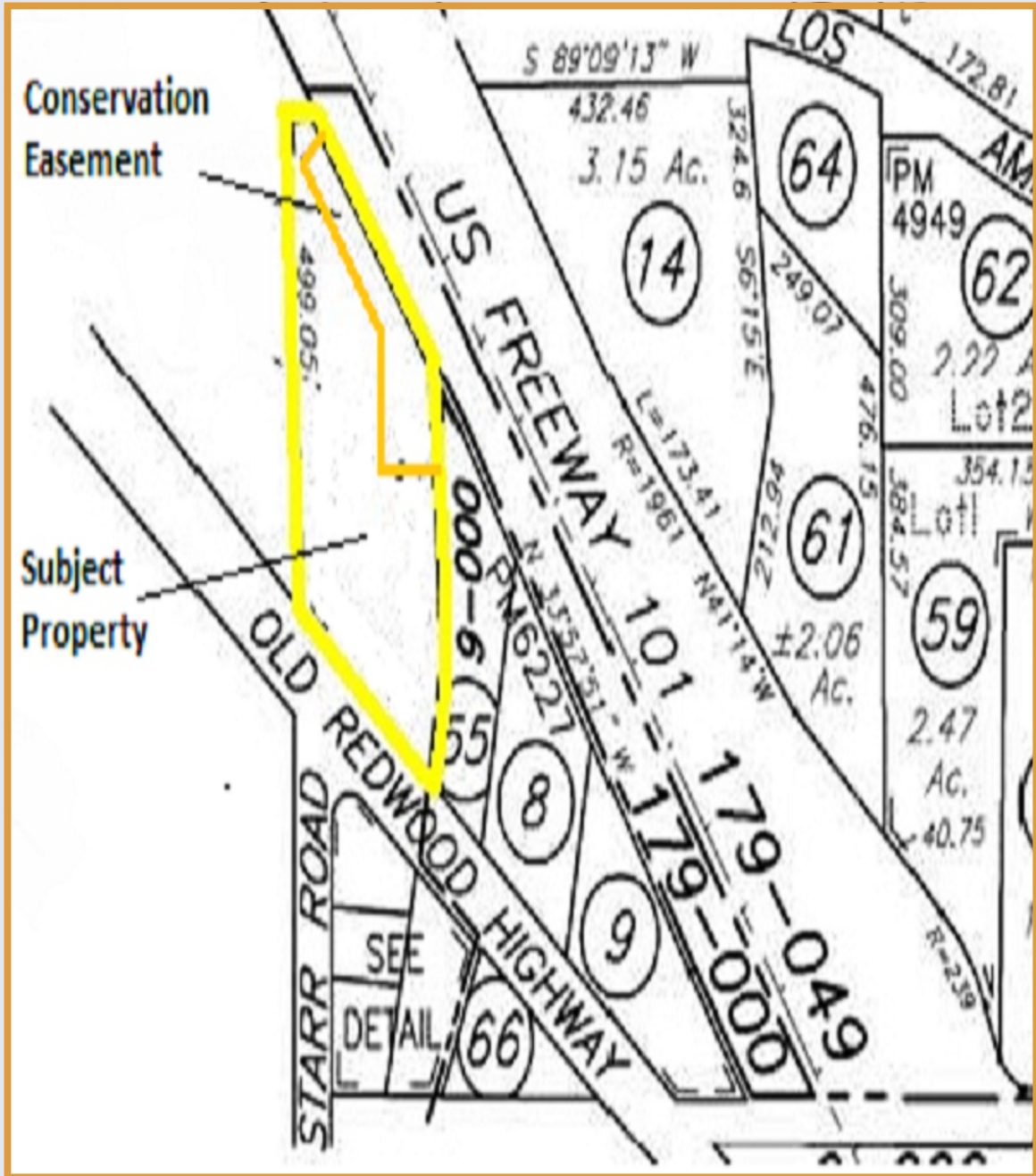
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## Parcel Map (Depicts Conservation Easement)



A conservation easement was designed which encompasses approximately .48 acres along the northern property line adjacent to US Hwy 101. The conservation easement contains both existing wetlands, and a .06 acre area of proposed wetland mitigation area. This easement area is currently fenced, secure and undevelopable. It is unknown as to the status or completion of this Conservation Easement.

