



NORTH BAY
PROPERTY ADVISORS

Retail / Warehouse / Yard & Excess Land

PRICE:

\$2,210,000

BUILDING SF:

32,000 +/-

SITE:

APN (s)

**125-101-054 :
2.36 acres**

**125-101-018:
.59 acres**

Zoning:

C-2/R-3-13

Lead Broker / Agent

William Severi, CCIM

CPM

707-523-2700 phone

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nabbott@northbayprop.com

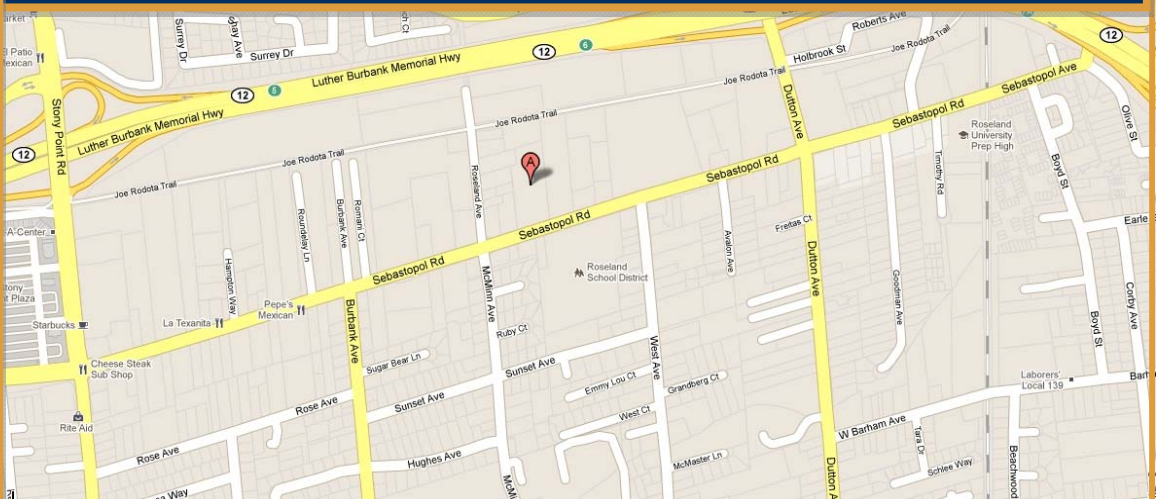
DRE No.: 01000344



Great opportunity along Sebastopol Rd in Santa Rosa. Large site with nearly 32,000 sq.ft of rentable space situated on a combined 2.95 acres over two parcels. The buildings maintain a high occupancy rate and great cash-flow. The street facing retail buildings have had exterior updates. Property may allow for development of additional structures in the rear and vacant lot.

Seller financing available to qualified buyer.

995 Sebastopol Rd Santa Rosa, CA



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: \$2,210,000

Building

Construction / Siding: Concrete Tilt-up, wood frame, glass

Floors: Concrete

Stories: 1

**Approximate Build. Sq. Ft/
Number of Buildings.:** 32,000+/- total/

Ceiling Height: Varied

Improvements: APN: 125-101-054: 32,000+/- sf commercial bldgs/paved parking
APN: 125-101-018: Land only

Number of Units: 9

Site

APN: 125-101-054
125-101-018

Size: APN: 125-101-054: 2.36 acres
APN: 125-101-018: .59 acres

Zoning: APN: 125-101-054: C-2 w/ R3-13 overlay
APN: 125-101-018: R3-13

Parking: On-site Paved and Street

City / County: Santa Rosa/Sonoma

Water & Sewer: City of Santa Rosa

Gas & Electric: PG&E, separate Meters



Broker Team



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Office:
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DRE No.:
01000344

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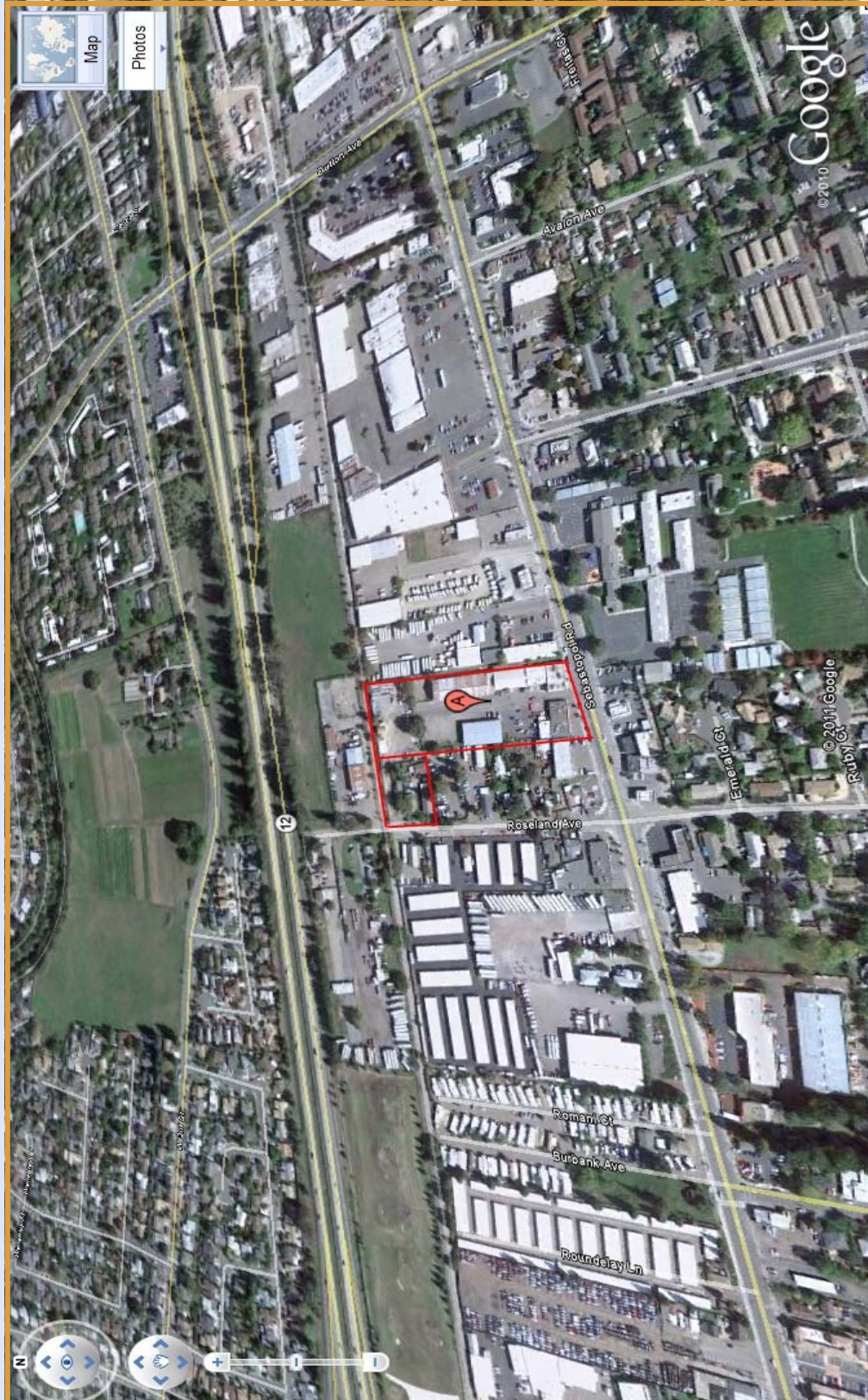
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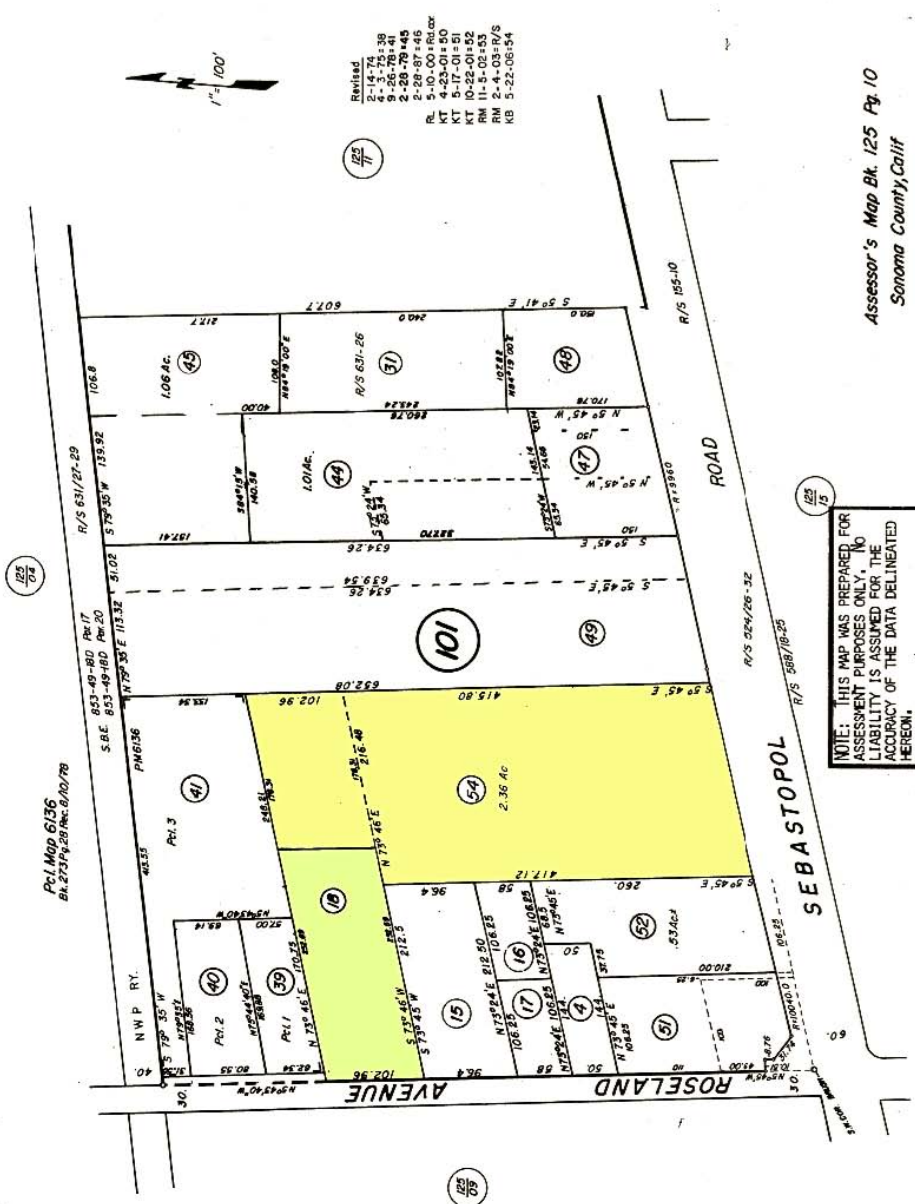


125-10

TAX RATE AREA
150-009

COUNTY ASSESSOR'S PARCEL MAP

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.



- Revised
- 2-14-74
 - 4-30-75
 - 5-27-76
 - 2-28-79
 - 2-28-87
 - 5-10-00
 - 4-23-01
 - 11-15-01
 - 10-22-01
 - 11-5-02
 - 2-4-03
 - 5-22-05
- RL 5-10-00 = RL tax
KT 4-23-01 = 50
KT 10-22-01 = 52
RM 11-5-02 = 53
RM 2-4-03 = R/S
KB 5-22-05 = 54

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map Bk. 125 Pg. 10
Sonoma County, Calif