



FOR SALE

**Santa Rosa Professional Office
On-Site Parking**

**ASKING
PRICE:**

\$735,000

BUILDING SF:

5,248+/- sf

LOT SIZE:

.23 acres

PARKING:

**14 on site, 5
covered,
additional on
street parking**



818 Mendocino Ave, Santa Rosa, CA 95401

Prime owner user office building between downtown Santa Rosa & SRJC. 14 off-street parking spaces (five of which are covered) plus street parking. Includes three individual suites totaling 10 individual offices throughout the building; conference room; storage areas; two kitchen areas and three reception areas. Zoned HVAC throughout; two ground floor ADA accessible restrooms; low-water landscaping and auto watering system; energy efficient ballasts and light bulbs; security wired and recently painted.

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:	\$735,000
Building	
Construction:	Stucco and Wood siding accents
Year Built:	1982
Stories:	Two
Restrooms:	Two ADA accessible
Parking:	14 off street, 5 covered, on street
Amenities:	Three reception areas, conference room, two kitchens, three suites with ten individual offices
Traffic Count:	19,821 +/- daily
Site	
APN:	180-710-028
Size:	.23 acres
Zoning:	PD (Planned Development)
City / County:	Santa Rosa / Sonoma
Water & Sewer:	City of Santa Rosa
Gas & Electric:	Pacific Gas and Electric Co.

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Photos



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Photos



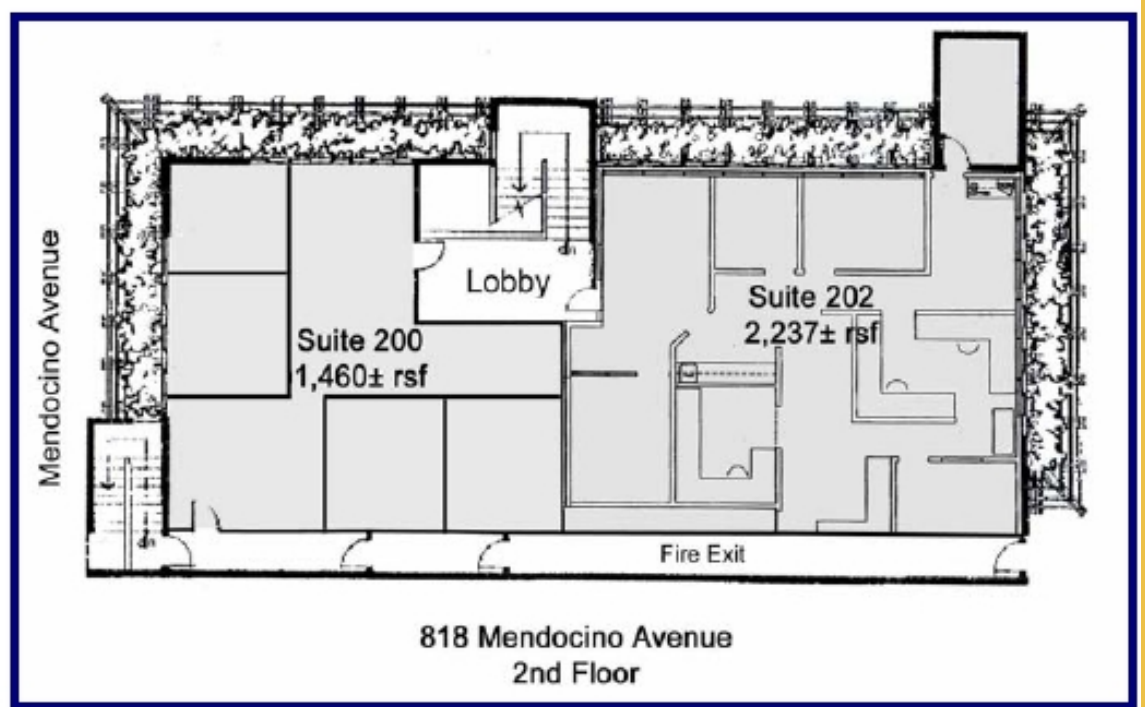
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NORCAL
MLS



Floorplan



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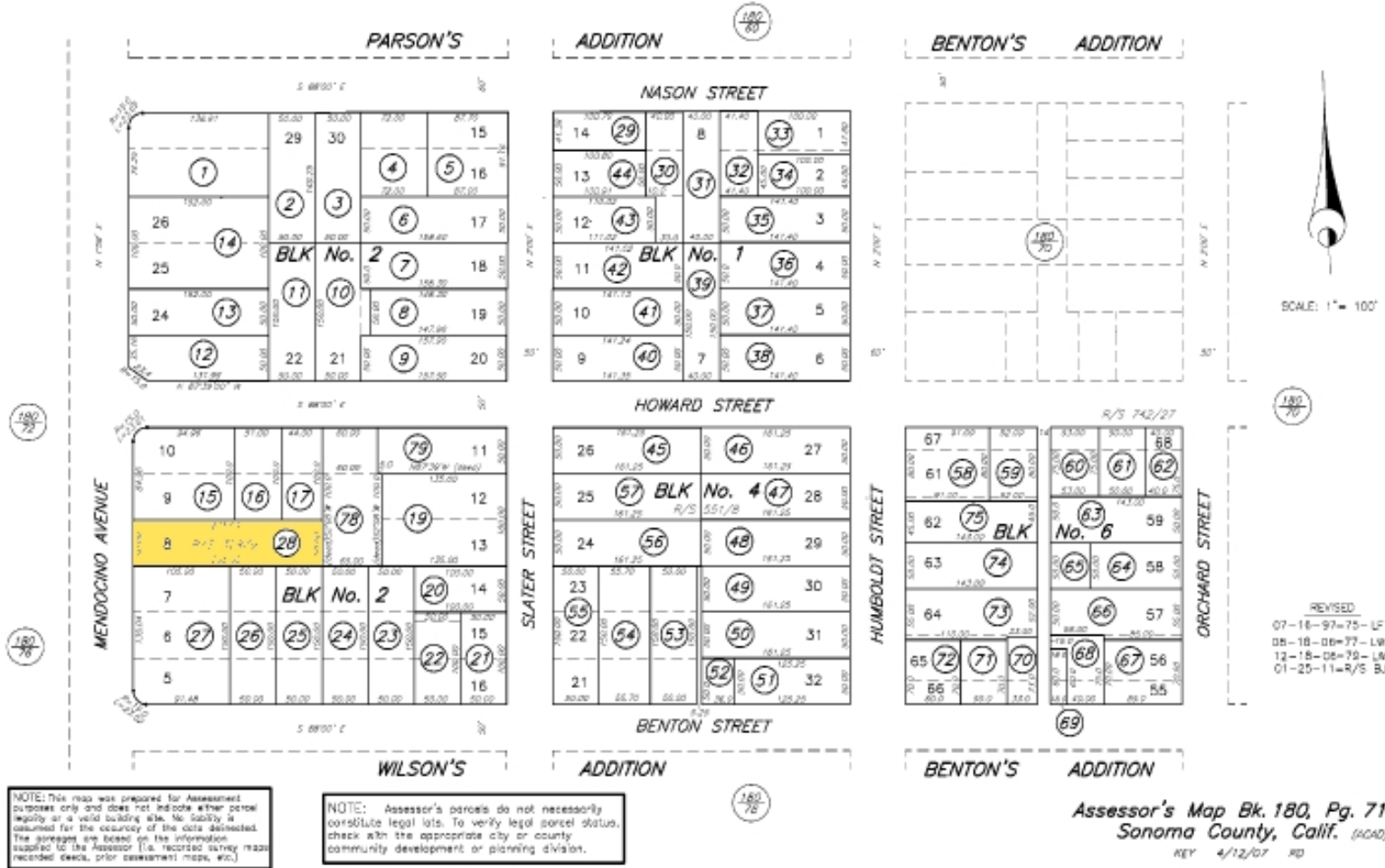
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Parcel Map

COUNTY ASSESSOR'S PARCEL MAP

Situs: 818 Mendocino Ave, Santa Rosa, CA 95401
 TAX RATE AREA 180-71
 4-001



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Aerial Map

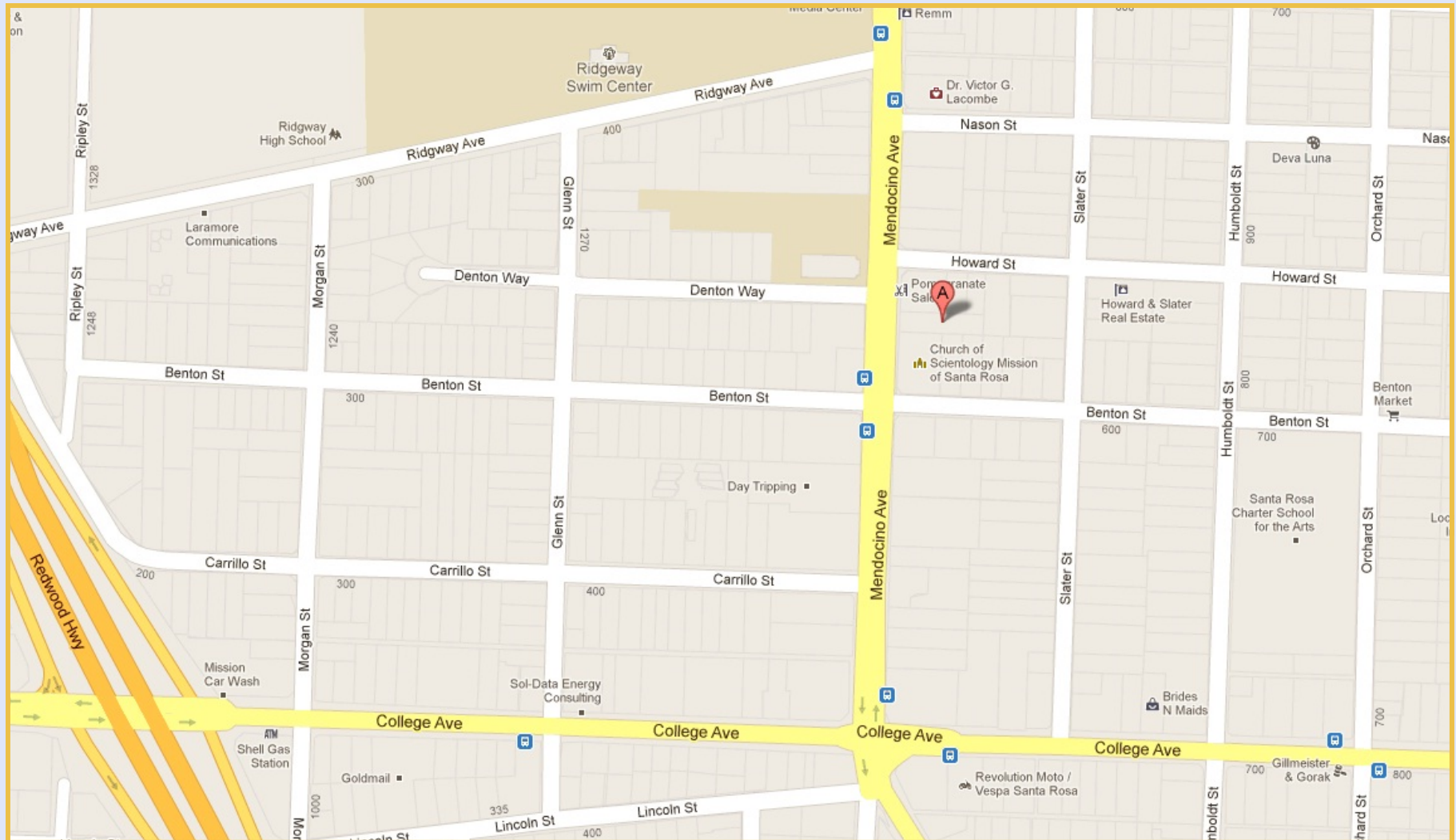


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Location Map



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