



# FOR SALE

Two Story home with detached building.  
152 MIDDLE RINCON RD, SANTA ROSA

*Northern California's Premier Commercial Real Estate Firm*



**Nick Abbott - Broker**

CA BRE # 01357548

Phone: 707-523-2700

Cell: 707-529-1722

Email: [nabbott@northbayprop.com](mailto:nabbott@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.



# OVERVIEW

PRICE	APN	BUILDING	LOT
\$675,000.00	183-300-005	5,181 +/- Sq. Ft.	.4408 +/- Acres

## 152 Middle Rincon Rd, Santa Rosa

Spacious home of 4 bed, 3 bath 2 levels. Garage has been converted to living space. Home borders creek to the north, creates a tranquil setting on nearly 1/2 acre. Detached structure with 2 large rooms and 2 restrooms, has great potential. Main home offers , large kitchen, living and dining space , three restrooms, office , and garage converted to rec room, laundry and other storage.

Potential of family compound, home office, rental unit, art studio. (Talk with Building/Planning Office) Ideal property for Care Facility, Recovery, Sober living or similar use that can occupy space in residential zoning.

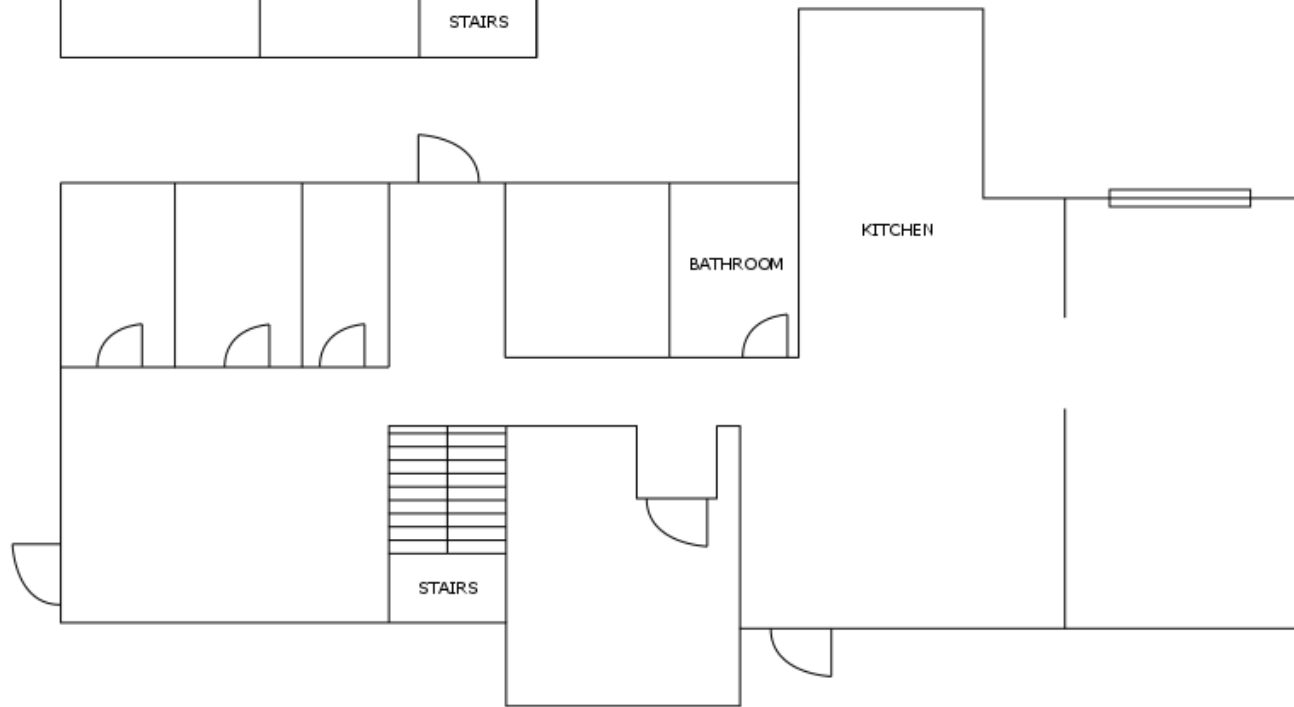
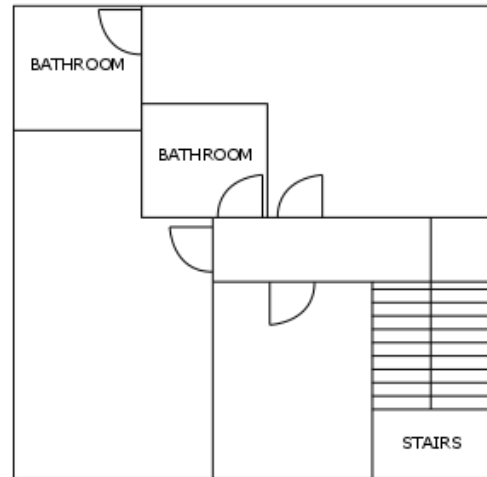


The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



# FLOOR PLAN

## 2ND FLOOR



## GROUND FLOOR





# PHOTOS



Dinning Room



Converted Garage



Back Yard View



Back Lot

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.



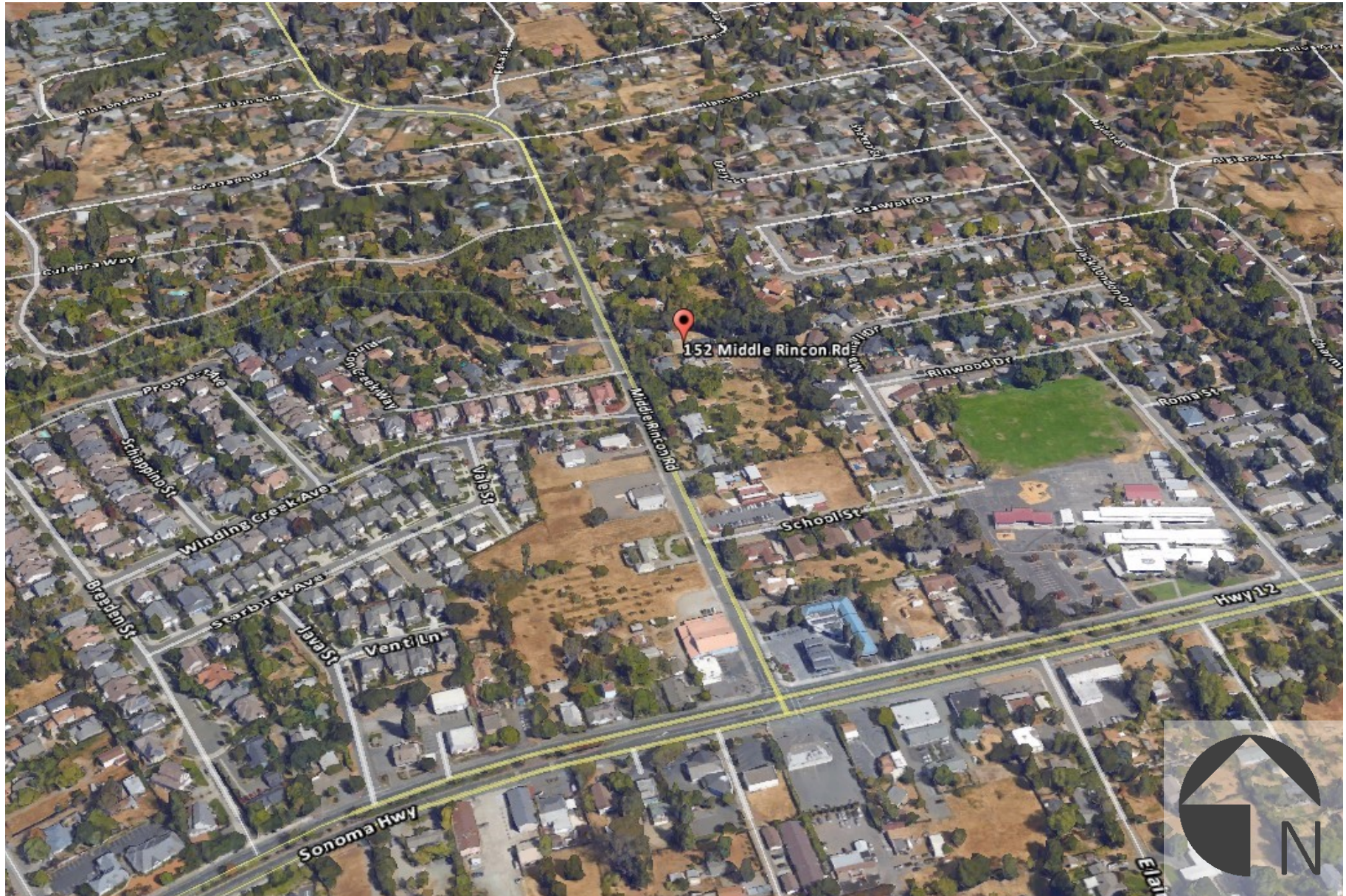
# PHOTOS



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.



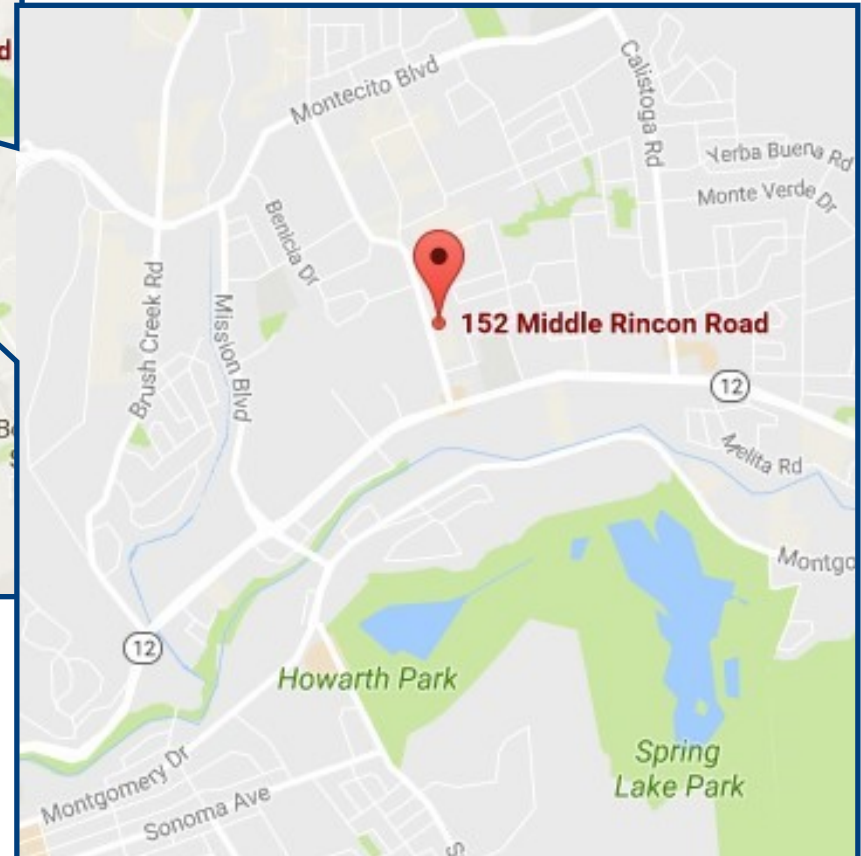
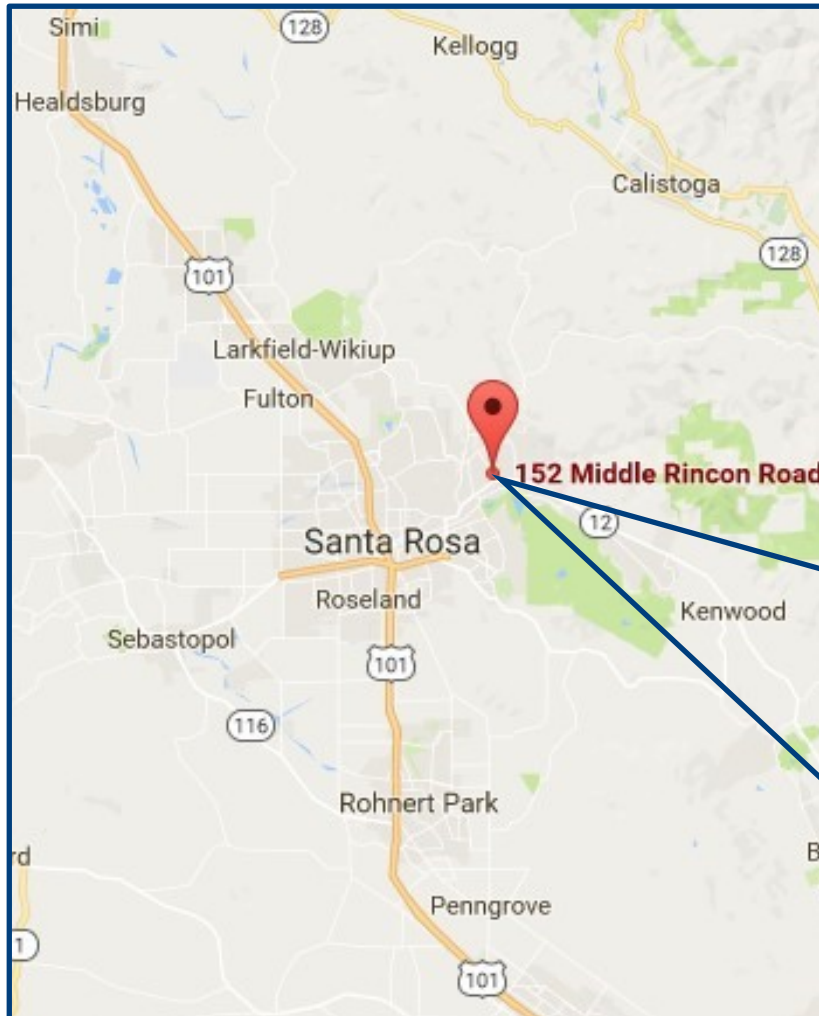
# AERIAL MAP



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.



# MAPS



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



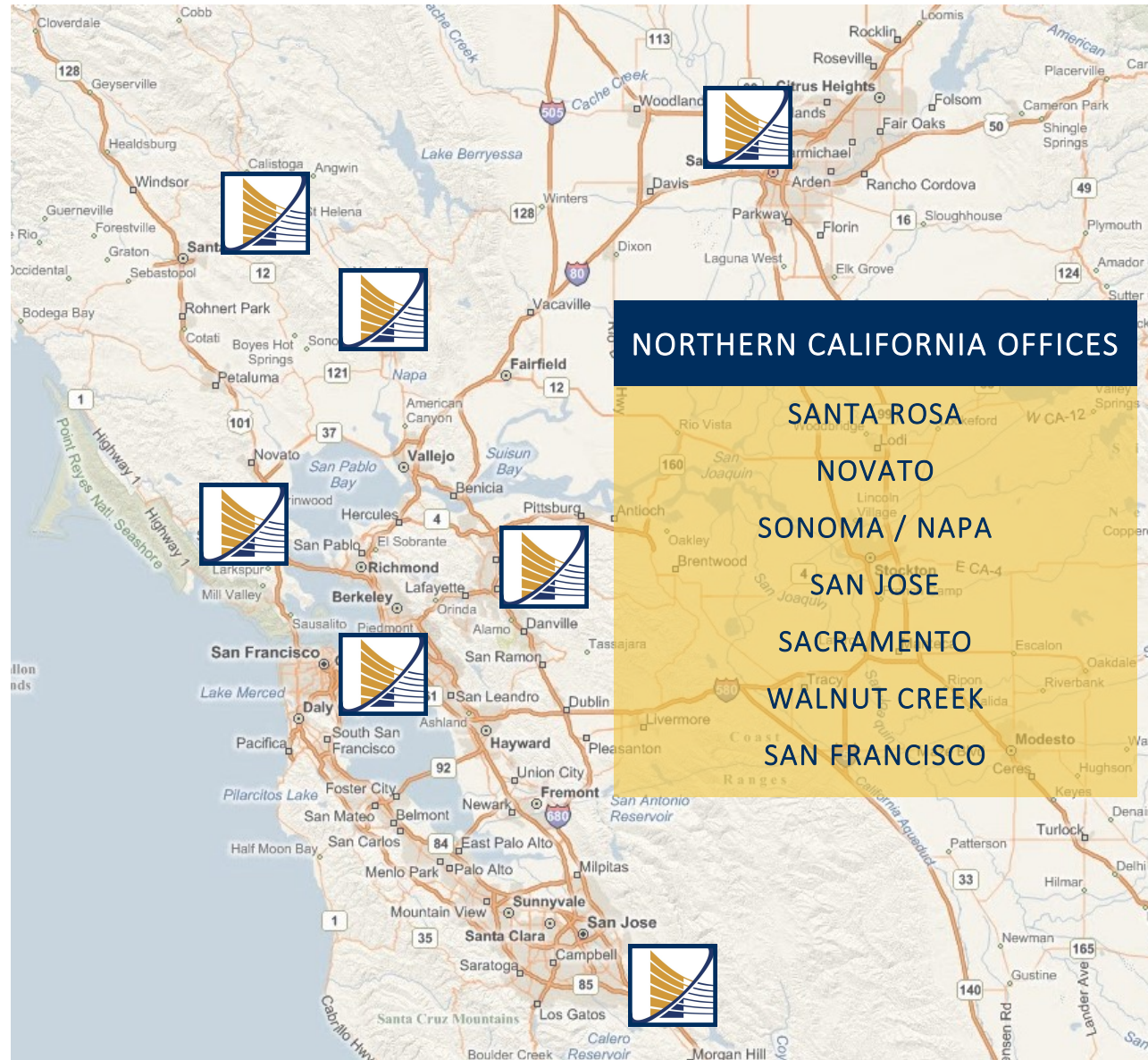
**Nick Abbott - Broker**

CA BRE # 01357548

Phone: 707-523-2700

Cell: 707-529-1722

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



## NORTHERN CALIFORNIA OFFICES

SANTA ROSA

NOVATO

SONOMA / NAPA

SAN JOSE

SACRAMENTO

WALNUT CREEK

SAN FRANCISCO

## 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)

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.