



FOR SALE

Hopper Mini Storage & Retail / Office



**17701 North Hwy One
Fort Bragg, CA 95437**



Broker: William M. Severi, CCIM, CPM
BRE No.: 01000344
Cell Phone: 707-291-2722
Office Phone: 707-523-2700
Email: Bill@northbayprop.com

North Bay Property Advisors

**2777 Cleveland Ave # 110
Santa Rosa, CA 95403
707-523-2700**

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 IMPROVEMENTS

BUILDING	YEAR BUILT	CONDITION	BUILDING SQ. FT.	NOTES
				121 UNITS:
Self-Storage	2001	Average-Good	11,480+/- <i>(rentable)</i>	18: 5 x 10 89: 10 x 10 14: 10 x 20
Office	2001	Average-Good	576+/-	Private restroom, part of self-storage business.
Retail Store	1948	Average	3,250+/-	Concrete block, electric forced air, private restroom.
Cold Storage Warehouse (Freezer)	2007	Average-Good	924+/-	Raised dock with stairs and ramp for access.
Cold Storage Warehouse (Cooler)	1998	Average	1,428+/-	A 10 x 20 portion of this building is allocated to the Self-Storage. Remainder is occupied by Hopper Dairy distributor.
		Total Building:	17,658+/-	

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.



SITE / SUMMARY

SITE

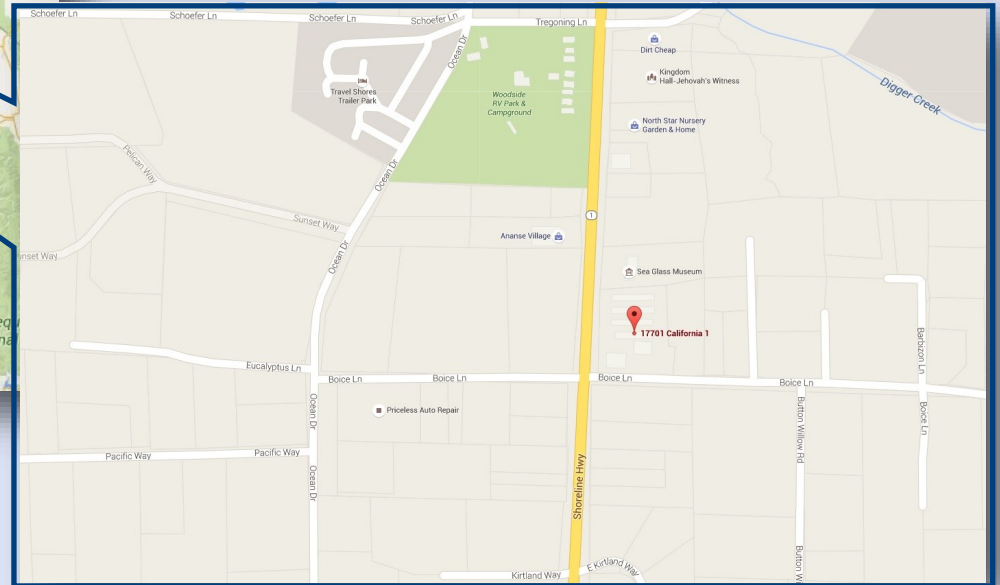
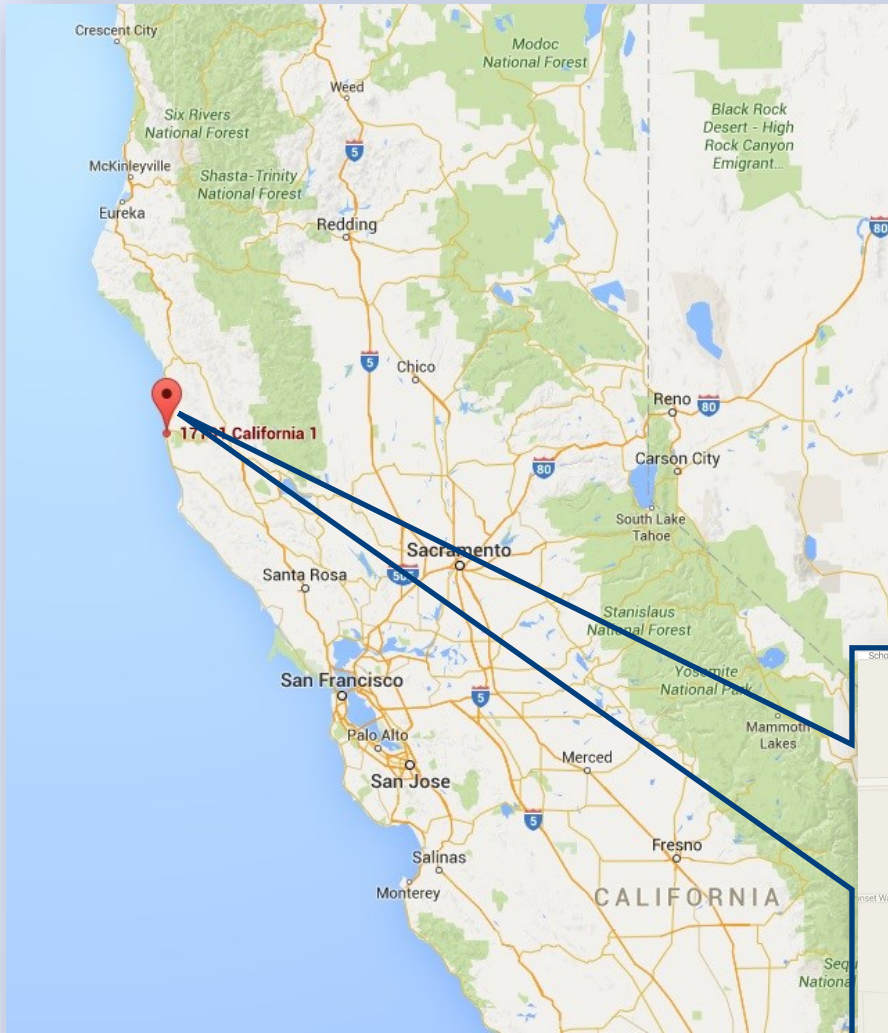
APN:	017-171-20	Off-Sites / Street:	Two lane, 100+/- wide asphalt paved public dedicated right of way with central median lane (Highway 1). Boice Lane is a 2 lane paved roadway which intersects Highway 1 at the southwest corner of the subject property.
Area:	80,150+/- S. F. (1.84+/- Acres)	Utilities:	All normal utilities for the area are available to the property. Electricity is supplied by PG&E. The subject is improved with an on-site well/ pump and septic system.
Zoning:	“C” (Coastal Commercial 40k) Base zoning District and Coastal Plan Classification of “C-C”. Commercial uses including distribution and sale of rental goods; administrative office & financial services, neighborhood commercial services, retail sales and wholesale, storage and distribution (mini-warehouse), and personal services such as dance, fitness and art studios.	Site Influence:	Heavily traveled Shoreline Highway 1 corridor which provides the primary mode of business, commercial trucking and recreational transportation along the northern Mendocino Coast.
Frontage:	341.37+/- L.F. along N. Highway 1 and 252.39+/- fronting Boice Lane.	Site / Drainage:	The subject site contains extensive asphalt paving with adequate pitch for runoff leading to Highway 1 drainage ditch and landscape berm along the westerly perimeter of the site. The northerly site segment is developed with a self storage facility improved with a storm drain and a 6” rock base and fine rolled crushed rock.
Topography:	Generally level site with prevailing street grade to a level building pad and at grade with the southerly street border along Boice Lane.		

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.



CITY AND STREET MAPS



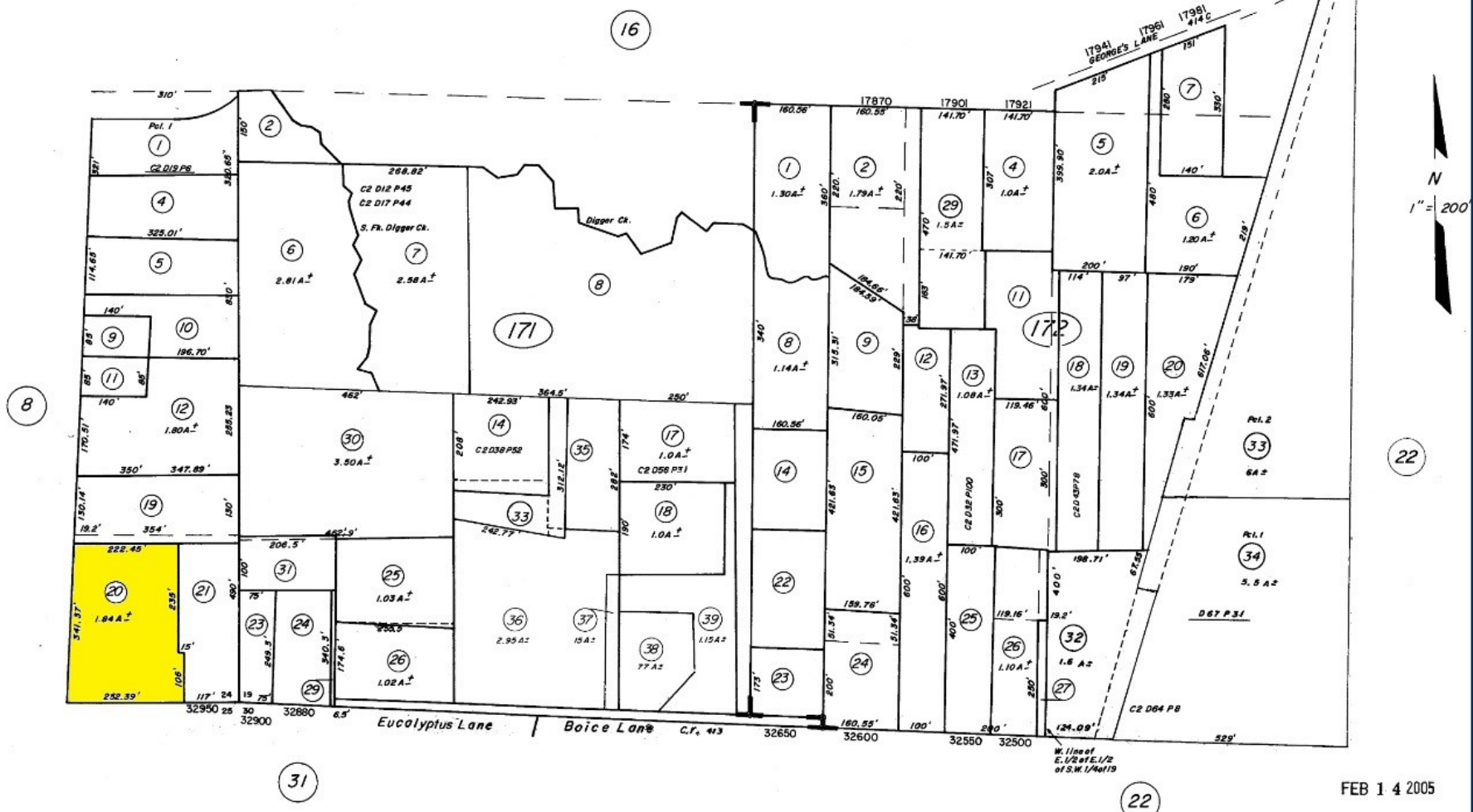


PARCEL MAP

S.1/2 of S.W.1/4 of Sec.19, T.18N. R.17W., MDB&M
Por. of S.E.1/4 of S.E.1/4 of Sec. 24 T.18N. R.18W., MDB&M

76-011

17 - 17



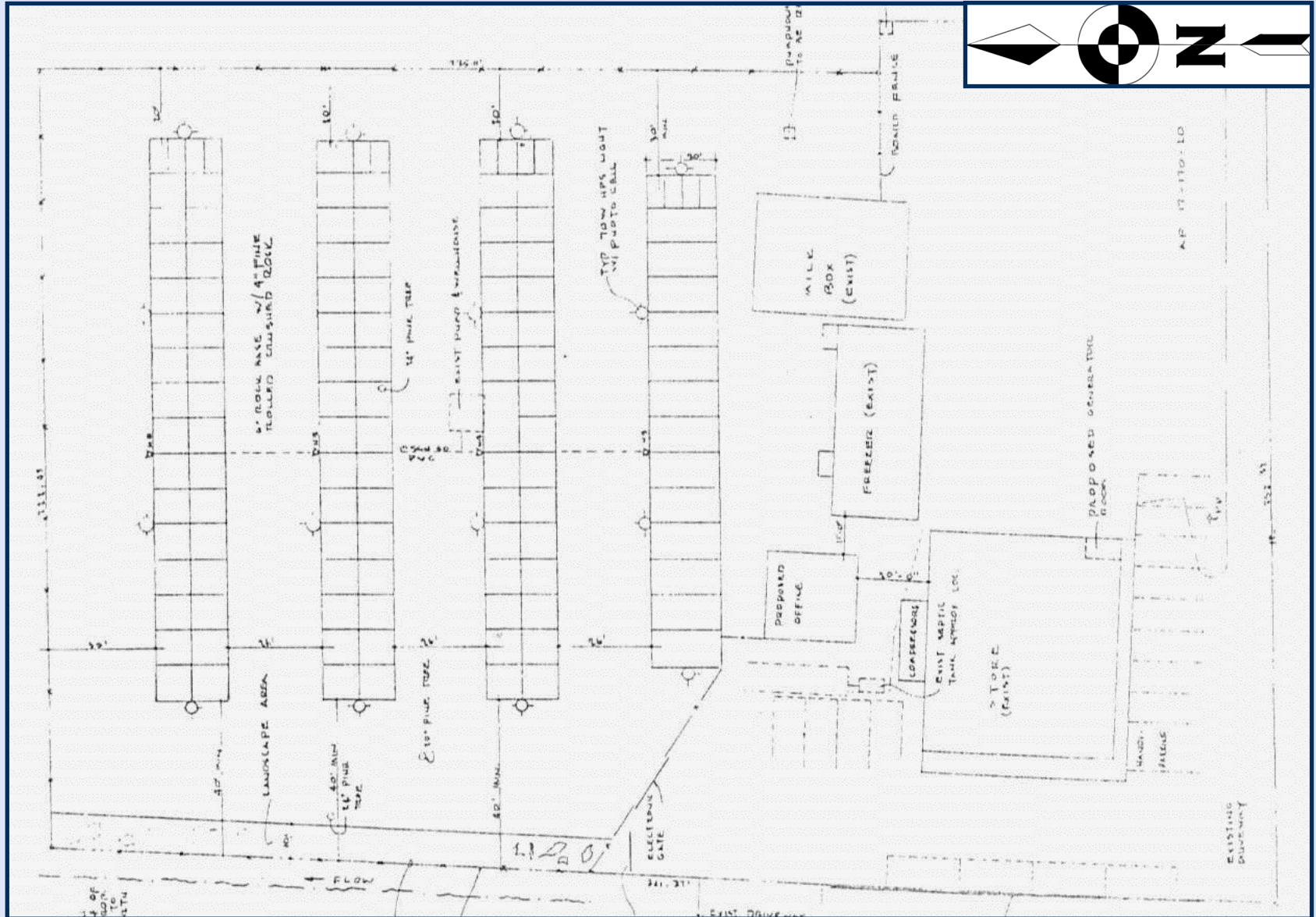
FEB 14 2005

Assessor's Map
County of Mendocino, Calif.
March, 1971

NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.



SITE PLAN



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.



AERIAL MAP





PROPERTY PHOTOS



Mini Storage North Hwy. 1 Monument Sign



Hopper Dairy Office



Re-find Home Furnishings



Interior of Re-find Home Furnishings

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 PHOTOS



Mini-Storage



Mini Storage



Exterior Freezer and Cooler



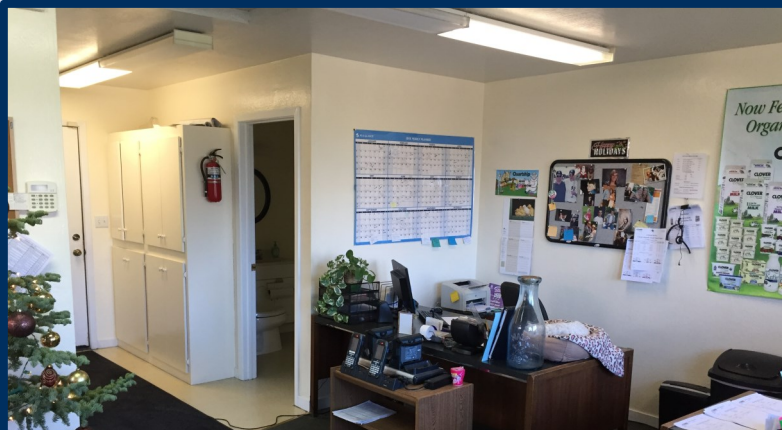
Interior Cooler

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 PHOTOS



Interior Office Hopper Dairy



Freezer Lockers



Re-find Home Furnishings

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.



RENT ROLL—APOD—FINANCIAL ANALYSIS

(Following Pages)

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.



William Severi, CCIM CPM
bill@northbayprop.com



Cell:
707-291-2722
Phone:
707-523-2700 ext 302
BRE No.:
01000344

Santa Rosa Office:
2777 Cleveland Ave., Ste., 110
Santa Rosa, CA 95403
707-523-2700

