



**FOR SALE**  
**Warehouse/ Office**  
**\$915,000**



**3158 Condo Court**  
**Santa Rosa, CA 95403**



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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.



**ADDRESS:**

**3158 Condo Court,  
Santa Rosa, CA 95403**

**LISTING PRICE.....** \$915,000

**APN # .....** 015-390-045

**BUILDING SIZE:....** 8,800+/- Sq. Ft.

**PARCEL SIZE.....** 0.47 acres

**ZONING.....** IL (light Industrial General Plan)

**ELECTRICAL.....**400amp, 3-Phase power

**CLEAR HEIGHT.....** 16' to 18'

**DOORS.....** Two roll up doors 16' x 14'

**OFFICE SPACE.....**



Concrete block building designed to accommodate two occupants. Great opportunity for a buyer to occupy half, and lease out the balance. Building has two grade level roll up doors, clear height of approximately 18' and 400 Amps of power and an attached crane. Paved parking on North side of building. All office areas have good natural light with West facing windows and two separate restrooms on the lower level. Upstairs offers additional office rooms and another restroom. The Northern portion of the warehouse was built out with several smaller rooms for the previous operators.

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WAREHOUSE

WAREHOUSE WITH CRANE



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Situs: 3158 Condo Ct. Santa Rosa, CA 954

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
4-027

15-39

Pci. Map No. 419  
Bk. 379 Pg. 4-6, Rec. 12/3/85

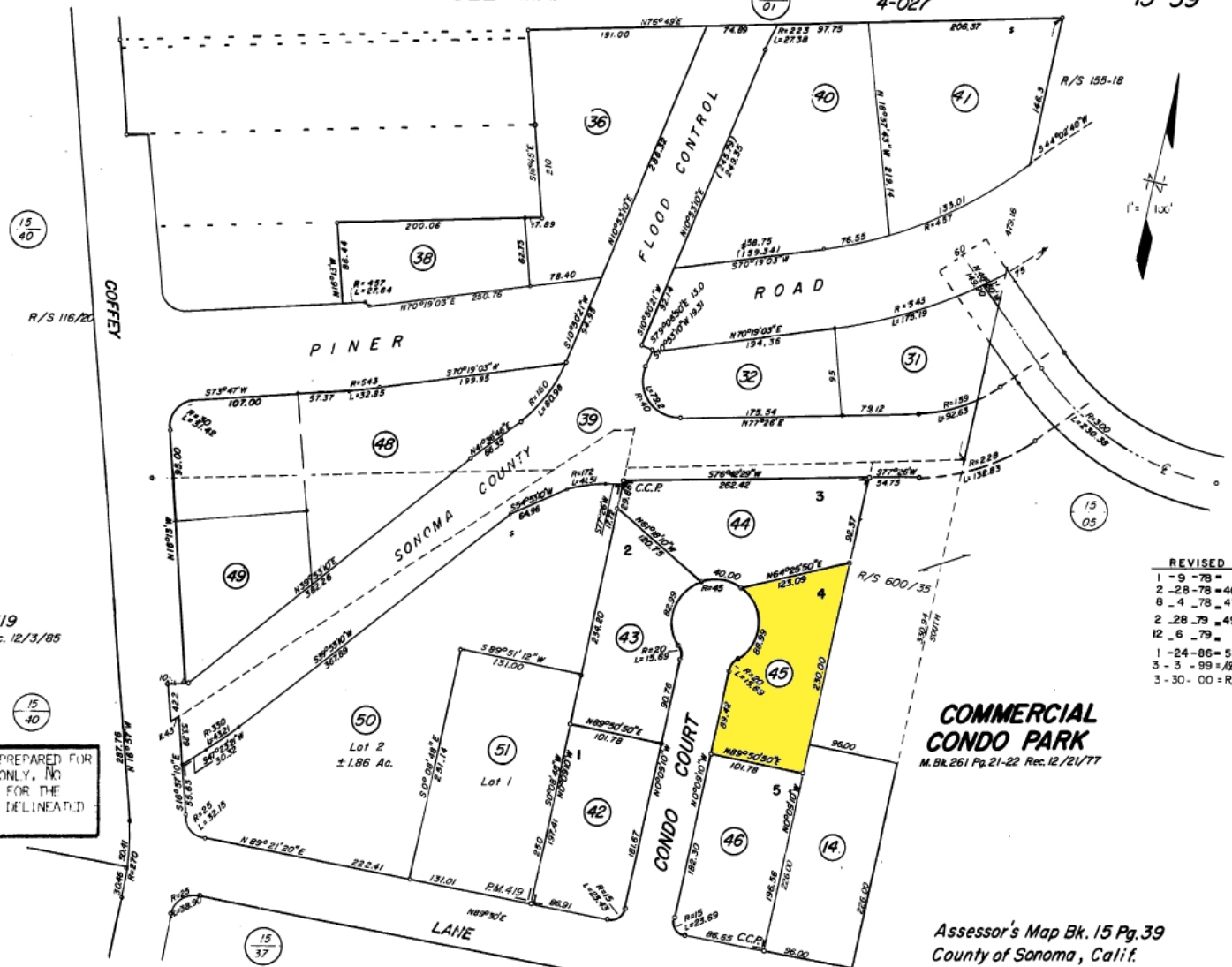
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

REVISED

1 - 9 - 78 =
2 - 28 - 78 = 46
6 - 4 - 78 = 47
2 - 28 - 79 = 49
12 - 6 - 79 =
1 - 24 - 86 = 51
3 - 3 - 99 = 19 KT
3 - 30 - 00 = R/S R

**COMMERCIAL CONDO PARK**  
M. Bk. 261 Pg. 21-22 Rec. 12/21/77

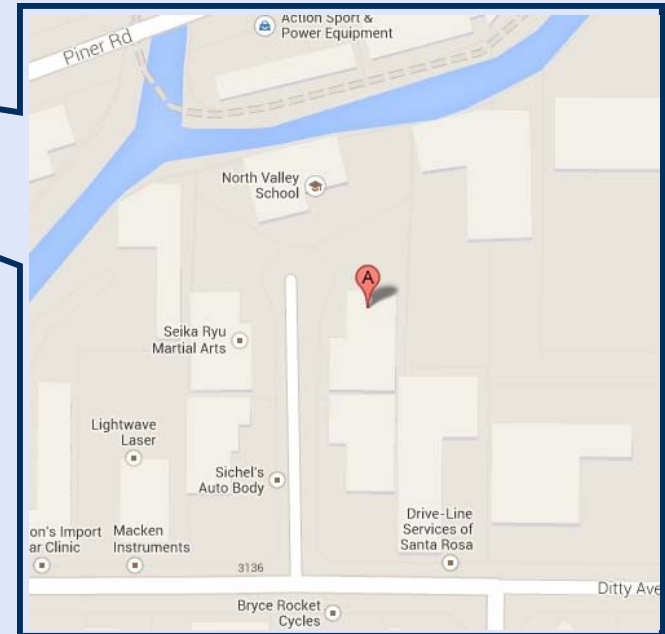
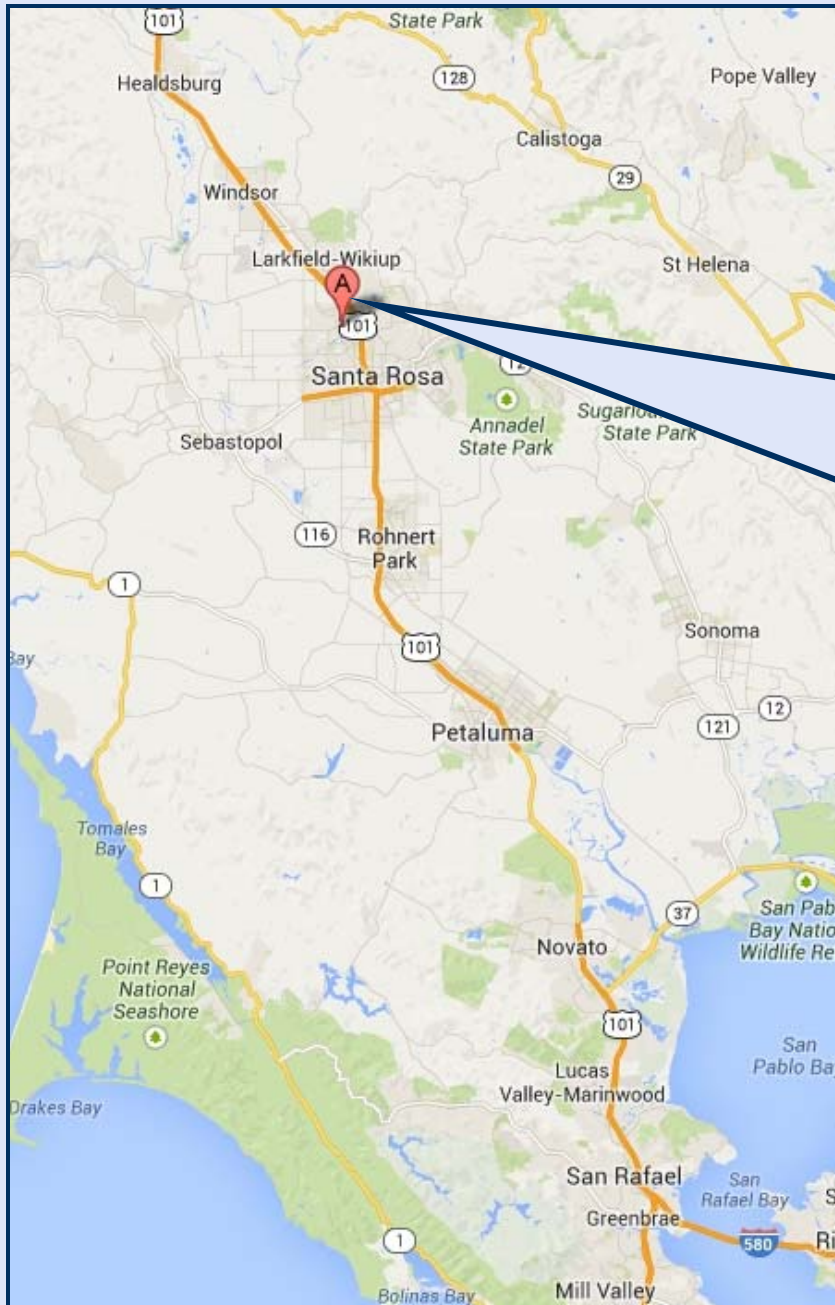
Assessor's Map Bk. 15 Pg. 39  
County of Sonoma, Calif.







PROPERTY / LOCATION MAPS





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**Northern California Offices**

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