



FOR SALE— DUPLEX

312 & 314 HEWETT ST, SANTA ROSA
ASKING PRICE \$750,000

Northern California's Premier Commercial Real Estate Firm



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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. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

312 & 314 Hewett St

Price \$750,000

Unit Mix
312 Hewett 2 bed/ 1 bath
314 Hewett 2 bed/ 1 bath

Actual Monthly Rent Roll
312 Hewett VACANT
314 Hewett \$1,700

Proforma Gross Income \$46,800

Unit Benefits

- Spradley metered Utilities.
- Two separate buildings with no conjoining walls.
- Each tenant has their own garage.
- Each unit has washer and dryer hookups.
- Each unit has a private backyard and patio area.
- Property is located in unique historical neighborhood.



312 & 314 Hewett St, Santa Rosa

This spotless and private duplex is located in the iconic Railroad Square and downtown Santa Rosa. The units have identical floor plans each with two bedrooms with one bathroom. Each tenant has separately metered utilities, large backyard, laundry hookups, and private one car garage. The property offers desirable amenities that prospective tenants are searching for. The one occupied long-term tenant is currently paying \$1,700 on a month-to-month lease term. There is an opportunity to increase the tenants rent and sign a new lease agreement.



PHOTOS



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FLOOR PLAN



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SITE LOCATION



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LISTING TEAM



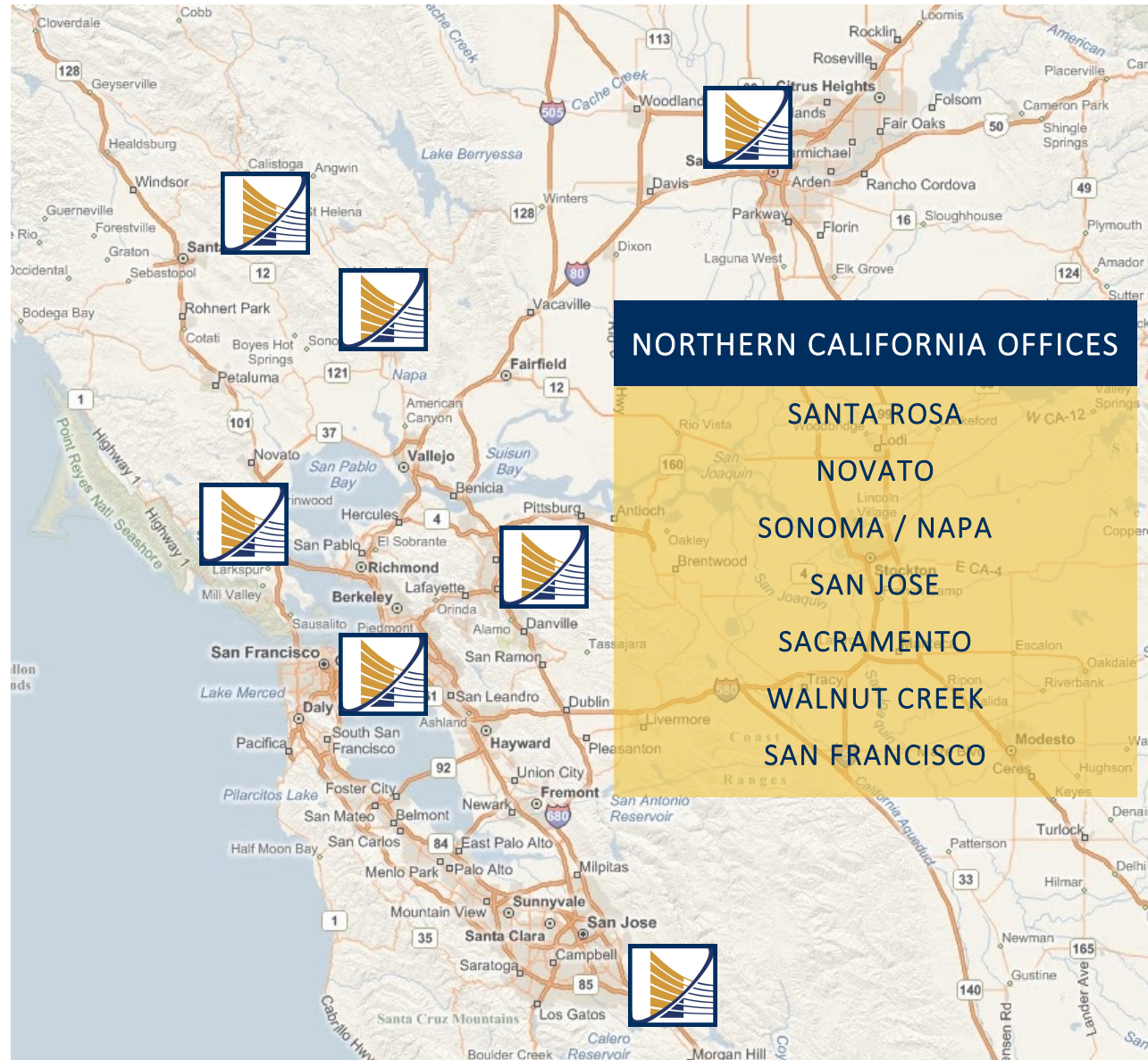
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