



540 Middle Rincon

429 Speers

423 Speers

Adjacent three-lot opportunity in Santa Rosa CA

540 Middle Rincon | 429 Speers Rd | 423 Speers Rd

2.2± ACRES LAND | 9 STRUCTURES | ZONED RR-20 (Very Low Residential)



NORTH BAY™
PROPERTY ADVISORS

\$2,230,000

540 Middle Rincon, Santa Rosa, CA 95409

Consists of a .50-acre lot, zoned RR-20 with a General Plan designation of Very Low Residential. The property is connected to City Sewer and water, with electricity and gas. The property is improved with a 2-story home, that has been used as a sober living environment for the last 10 years. Behind the home is a detached classroom building of approximately 960 sq.ft, plus a detached ADU structure of approximately 1, 475 sq.ft. The primary home is 2 stories and is approximately 2,746 sq.ft.

429 Speers Rd, Santa Rosa, CA 95409

RR-40

Consists of a large 1.42 acre lot, zoned RR-20 with a General Plan Designation of Very Low Residential. The property is connected to City Sewer and serviced by an on site well. The property has 4 separate structures, ranging from a 3600 sq.ft single level communal housing building, plus 3 additional detached structures. All buildings on this parcel have their own dedicated power supply from PGE. The western portion of this lot, of an estimated .39 acres is undeveloped. The property has amazing potential to continue a similar use, family compound or redevelopment. Great location in Rincon Valley Santa Rosa.

423 Speers Rd, , Santa Rosa, CA 95409

Consists of a .30-acre lot, zoned RR-20 with a General Plan Designation of Very Low Residential. The property is connected to City Sewer and serviced by an on site well. The property has 2 structures. The original ranch style 3-bedroom home of approximately 2,371 sq ft has since been maximized to increase the bedroom count for a Sober Living Environment program. In addition to the home, is a detached building used as a classroom with plumbing, which is estimated to be 1,189 sq ft. The property can be reconfigured into a traditional home, with detached building for potential ADU, art studio, guest cottage etc.

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540 Middle Rincon

- 2-story home
- Detached classroom building
- Detached ADU structure

429 Speers Rd single level communal living facility

- 3,600sf single-level home
- 3 additional detached structures



423 Speers Rd

- 2,371sf, single-level home
- Detached classroom building

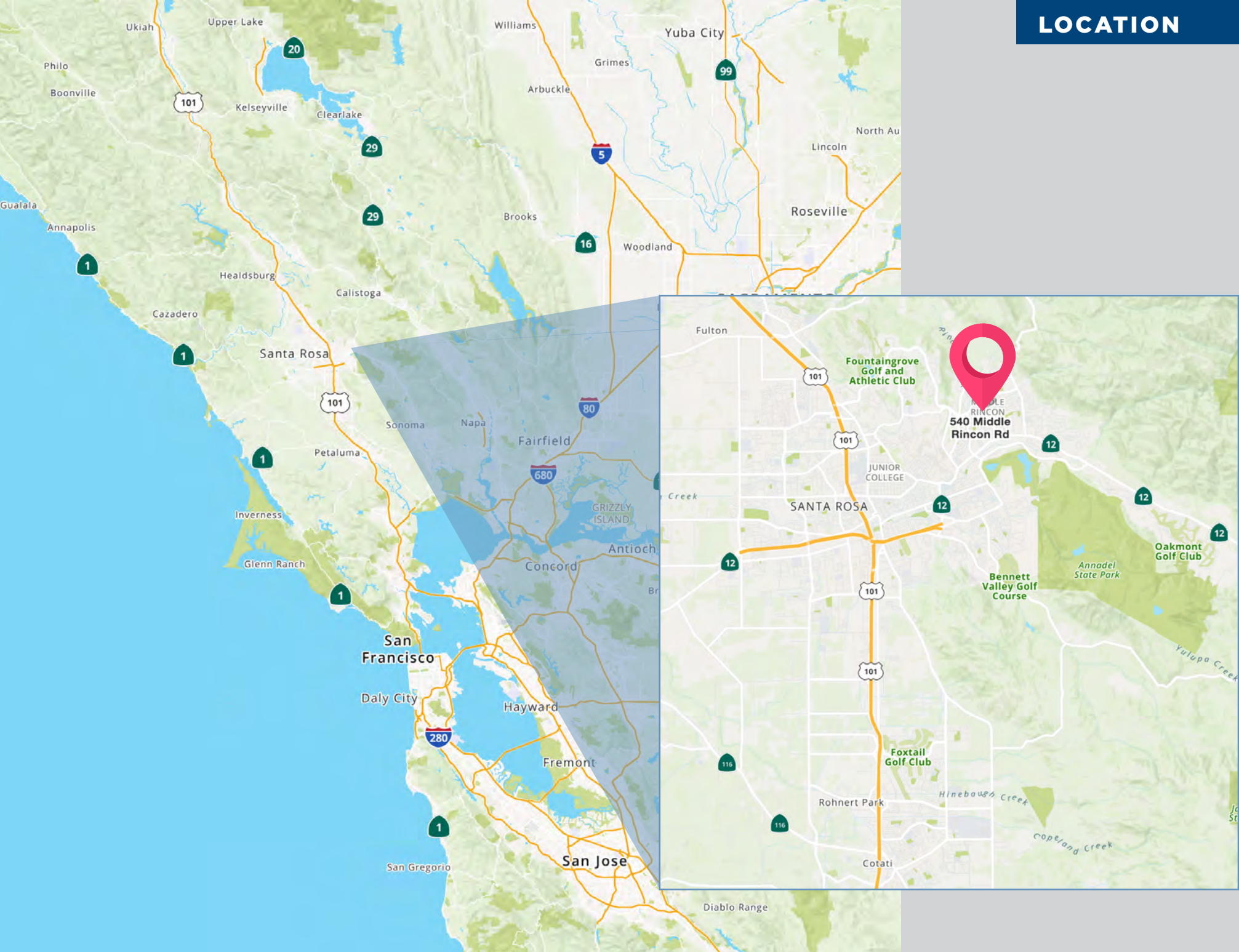
PROPERTY HIGHLIGHTS

- ▶ Three adjacent lots totaling 2.2± Acres
- ▶ Zoned RR-20 with a General Plan designation of Very Low Residential (**.2-2 units/acre**)
- ▶ Nine separate structures, including homes, detached classrooms and other support structures
- ▶ Great location in Rincon Valley Santa Rosa
- ▶ All properties connected to City Sewer

Possible General Plan change to increase Density.

	540 Middle Rincon	429 Speers Rd	423 Speers Rd
Lot Size	.50± acres	1.42± acres	.30± acres
Number of Buildings	3 ■ Home 2,746±sf ■ Detached classroom 960±sf ■ ADU structure 1,75±sf	4 ■ Home 3,600±sf ■ 3 additional structures, all with dedicated PGE power supply	2 ■ Home 2,371±sf ■ Detached classroom with plumbing 1,189±sf
Zoning	RR-20 Very Low Residential	RR-20 Very Low Residential	RR-20 Very Low Residential
City Sewer	✓	✓	✓
City Water	✓		
On-Site Well		✓	✓





\$2,230,000
423 Speers \$675K
429 Speers \$795K
540 Middle \$760K

More photos to come?

To learn more about these properties, please call:

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