



NORTH BAY
PROPERTY ADVISORS

FOR SALE

RURAL/COMMERCIAL/AUTOMOTIVE

\$1,975,000

2728 Guerneville Rd 

2728 Guerneville Rd
Santa Rosa, CA 95401



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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.

BUILDING IMPROVEMENTS

PROPERTY IMPROVEMENTS / SUMMARY

ITEM	DESCRIPTION	CONSTRUCTION	PLUMBING	POWER	CONDITION	SQ. FT.
A-1	Circa Fall 2003	Steel Frame and Metal Siding	Available in southwest corner. Not connected	3 phase; 1,200 amps unconfirmed	Excellent	3,200
Office / Admin.	Original Construction unknown. Remodel Circa 2003	Wood Frame and T-111 type siding	One restroom facility	3 phase, amps unconfirmed	Excellent	858
Main Shop	Same as above	Steel Frame and Metal Siding	One restroom facility	3 phase, amps unconfirmed	Excellent	2,100
Building A Tire Shop	Circa Fall 2003	Steel Frame and Metal Siding	No restroom	3 phase; amps unconfirmed	Excellent	1,500
Motorcycle Shop (Two car garage used as shop)	Original Construction unknown. Remodel Circa 2003	Wood Frame and T-111 type siding	No restroom	3 phase, amps unconfirmed	Excellent	720
House (1 bed / 1 bath)	Circa 1910 Extensive upgrades over the years	Wood Frame and siding	One bathroom	2 phase 50 amps	Average	1,000
Car Wash	Unknown Construction Date	Covered area with concrete wash area, drain and concrete curb. Waste water filtration and collection.	Collection drain, filtration and collection.	Power to area	Excellent	630 <i>Sq. Ft. not included in total building area</i>
Covered Storage	Unknown Construction Date	Covered area with concrete floor and curb for the location of Auto waste oil storage for removal and enclosed storage build.	None	Power to area	Excellent	450 <i>Sq. Ft. not included in total building area</i>
TOTAL:						9,378

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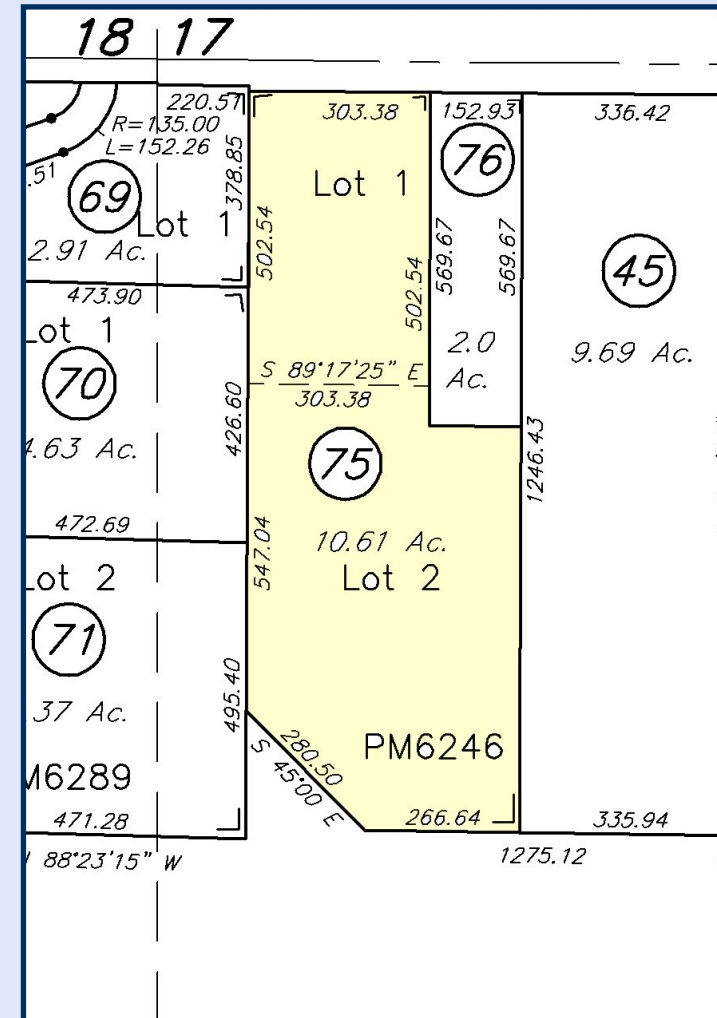
AERIAL MAP/ SITE PLAN





SITE / SUMMARY

ITEM	DESCRIPTION
APN:	034-110-075
AREA:	10.61+/- Acres (462,172+/- Sq. Ft.)
MUNICIPAL JURISDICTION:	Sonoma County Outside of the City Limits/ Santa Rosa
ZONING:	RR5 B6 http://sonoma-county.org/prmd/docs/zoning/
GENERAL PLAN:	RR5
CURRENT USE:	Automotive Repair - Legal Non-Conforming
FRONTAGE:	303+/- Feet along Guerneville Rd.
TOPOGRAPHY:	Level
WATER/ SEWER:	Private Well and Standard Septic
UTILITIES:	PG&E (Electrical and Natural Gas)

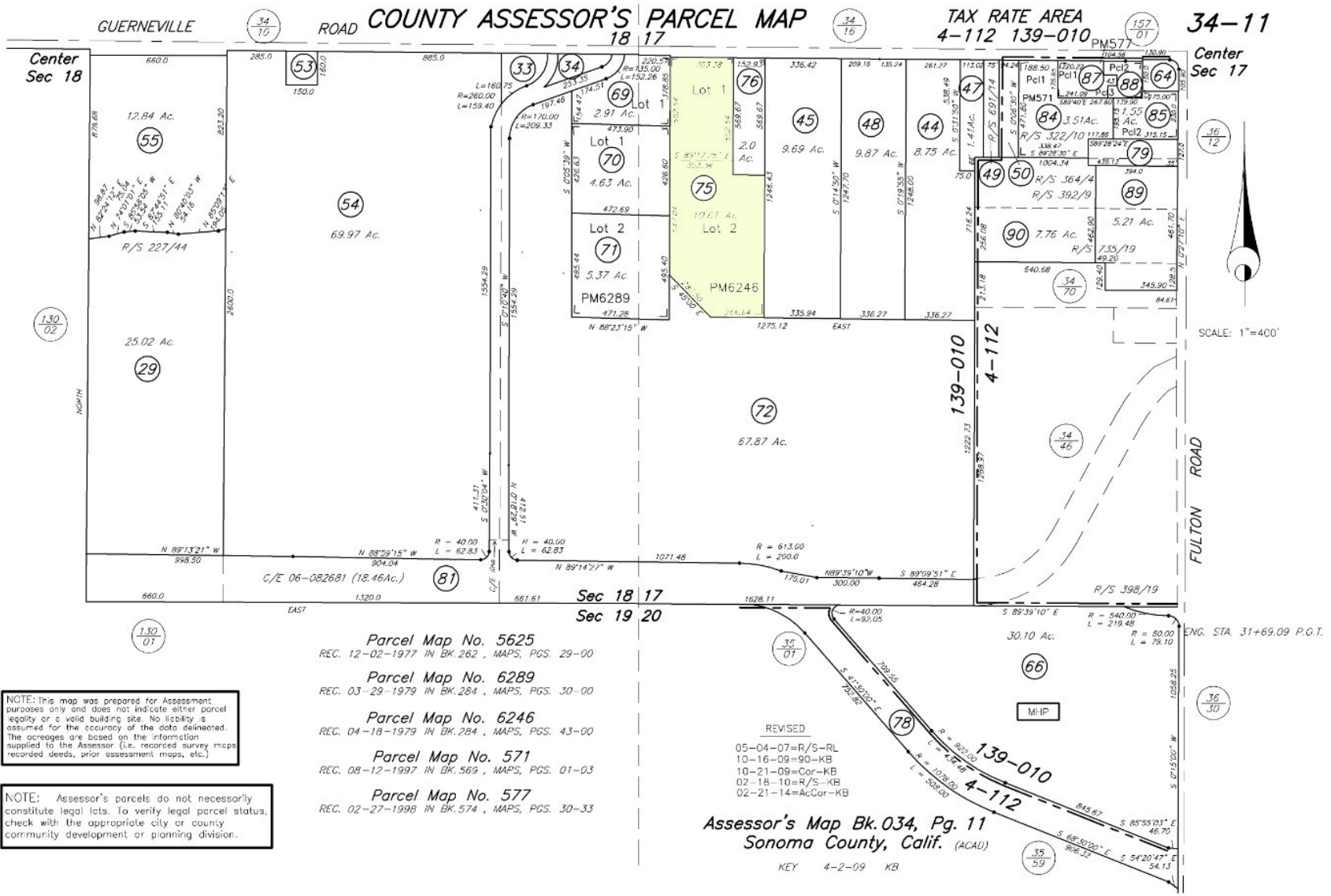


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PARCEL MAP





AERIAL MAP





PROPERTY PHOTOS



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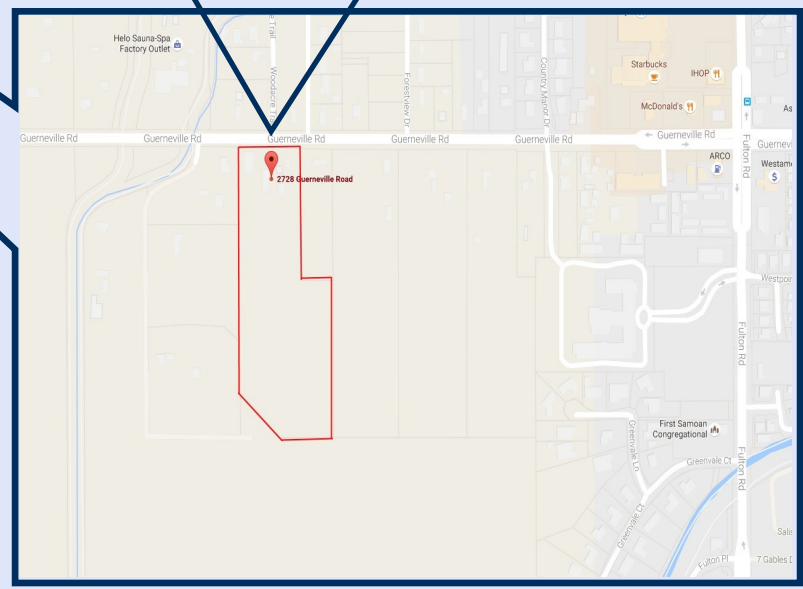
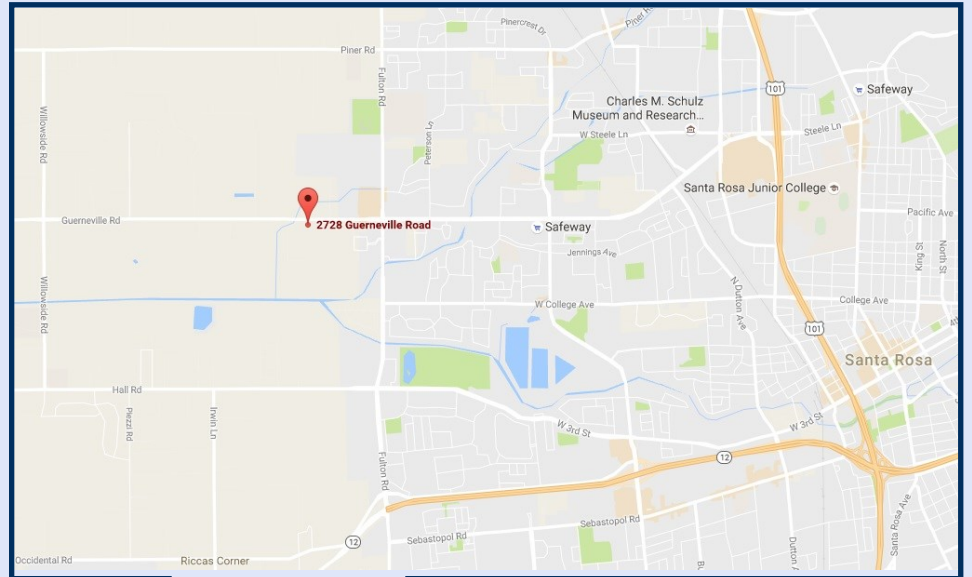
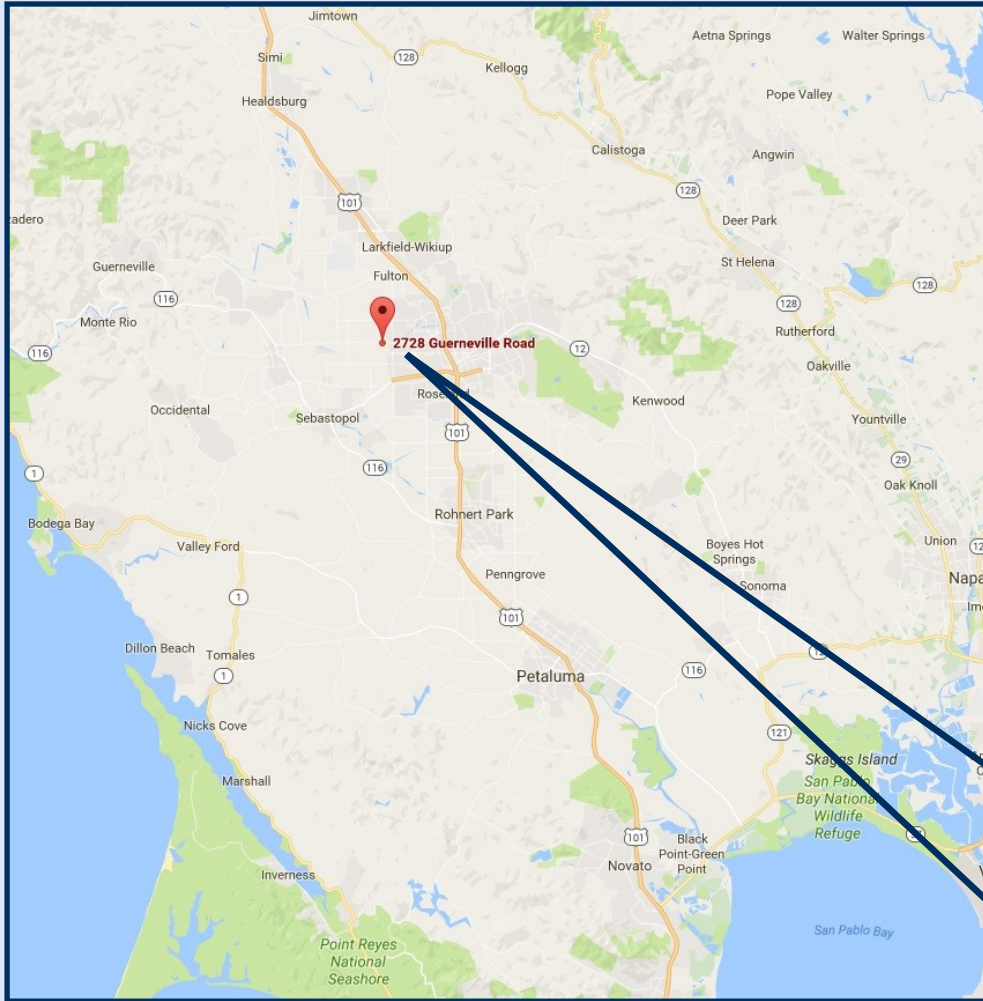


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CITY AND STREET MAPS





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