

FOR SALE

4344 Sonoma Hwy

\$249,000 (\$176.84 SQ FT)

Santa Rosa, CA



VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY
858-538-7774

JASON@VENTURE-PACIFIC.NET

All information contained herein is obtained from sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. BROKER LICENSE #01443834

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PROPERTY DETAILS

Description:

BANK OWNED PROPERTY FOR SALE! This property boasts an excellent owner/user opportunity. Properties like this rarely come available in Santa Rosa! This two unit office/retail building is located on a main thorough, Highway 12. This property can support a wide spectrum of permitted office and commercial uses. Recently renovations include laminate floors, updated bathrooms and double pane windows. This property has a 1,408 Square Feet building and sits on a spacious 6,032 Square Feet lot.

Building Specifics:

Number of Units	2
Zoning	CG- General Commercial
Building SF	1,408 SF
Fenced Yard	Yes
Building Usage	Office/Retail
Year Built	1954
Building lot size	6,032 SF
Restrooms	2
Rear yard	Large

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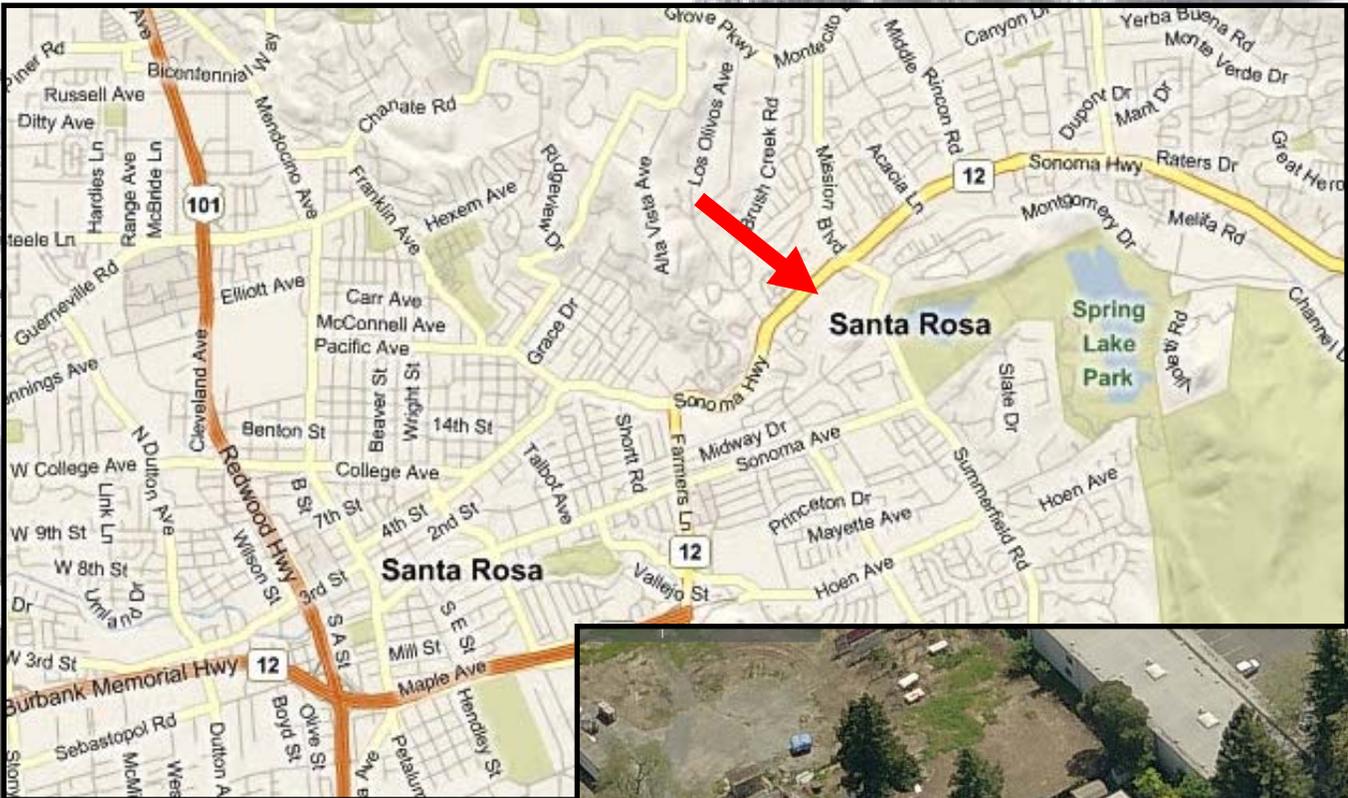
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MAP/DIRECTIONS



Take highway 101 to Sonoma Highway, heading east. The property is on the right, in between Streamside Drive and Mission Circle.



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Photo No. 1:
View of the units



View of the other unit



Photo No. 3:
View of the spacious backyard

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