

FOR SALE

HIGH VISIBILITY COMMERCIAL ZONED LAND 9600—9667 Sonoma Highway, Kenwood

PRICE
REDUCED!

Northern California's Premier Commercial Real Estate Firm



Dave Losk

CA BRE # 00845759

Cell: 415-246-6024

Office: 415-884-4850 Ext 1.

Email: davelosk@losk.com

Novato Office

100 Gail Drive Suite 2

Novato, CA 94949

415-884-4850

www.losk.com



NORTH BAY[™]
PROPERTY ADVISORS

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.



OVERVIEW

PRICING

Asking Price:	\$499,000
Lot Size:	32,500+/- Sq. Ft.
Zoning Land Use:	C-1 Neighborhood Commercial
APN:	050-262-070 & 050-262-050
Water / Sewer / Utilities	Well Water, Septic Tank

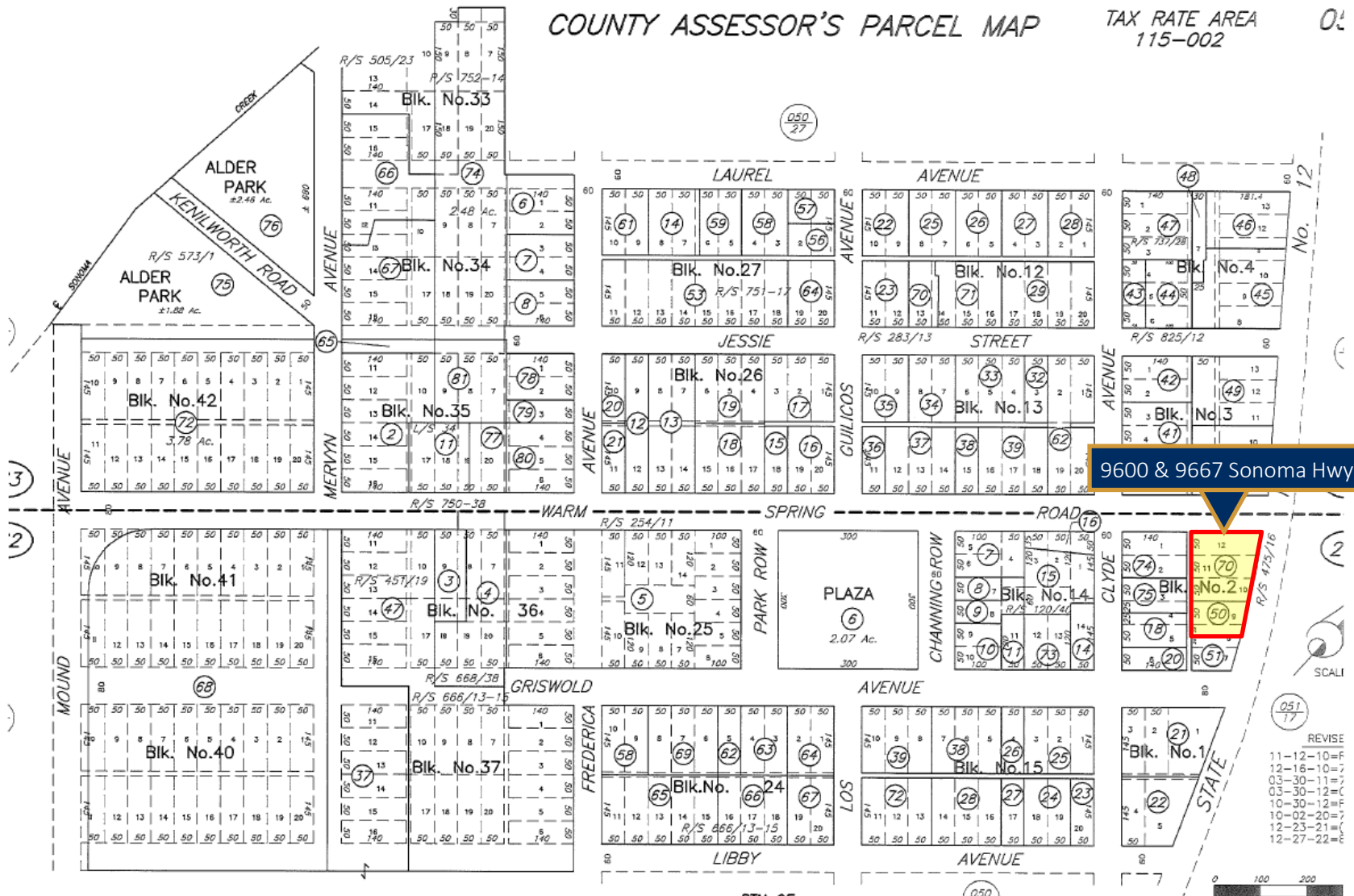
Prime corner lot at the signalized intersection of Sonoma Highway (Highway 12) and Warm Springs Road in Kenwood, California. Existing building of approximately 1100 square feet on a 22,500 square foot lot. Zoned C-1, Neighborhood Commercial which allows a wide variety of commercial uses. Very high visibility in the heart of the Sonoma Valley Wine Country. Approximately 200 feet of frontage on Sonoma Highway. Over 20,000 AADT traffic counts daily.



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.



PARCEL MAP



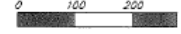
9600 & 9667 Sonoma Hwy

NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

PTN OF
TOWN OF KENWOOD
REC. 02-20-1893 IN BK. 10, MAPS, PGS. 12
REVISED TOWN OF KENWOOD
REC. 11-23-1899 IN BK. 11, MAPS, PGS. 23

Assessor's Map Bk. 050, Pg. 2
Sonoma County, Calif. (AC)
KEY 12/03/10 BJ

REVISE
11-12-10=F
12-16-10=F
03-30-11=F
03-30-12=C
10-30-12=F
10-02-20=F
12-23-21=M
12-27-22=E





LISTING TEAM

Dave Losk
CA BRE # 00845759
Cell: 415-246-6024
Office: 415-884-4850 Ext 1.
Email: davelosk@losk.com

North Bay Property Advisors

Novato Office
100 Gail Drive Suite 2
Novato, CA 94949
415-884-4850
www.losk.com



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.