



Keegan & Coppin
COMPANY, INC.

FOR SALE

4655 HOEN AVENUE
UNIT 6
SANTA ROSA, CA

DENTAL/MEDICAL SPACE
FOR SALE OR LEASE

Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER
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KDORAN@KEEGANCOPPIN.COM



CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY DESCRIPTION	4
FINANCIAL OVERVIEW	
INCOME AND EXPENSES	7
DEBT STRUCTURE	8
RENT ROLL	9
LEASE ABSTRACT	10
LOCATION DESCRIPTION	11
MARKET SUMMARY	14
PROPERTY PHOTOS	18
ABOUT KEEGAN & COPPIN	21
DISCLAIMER	22



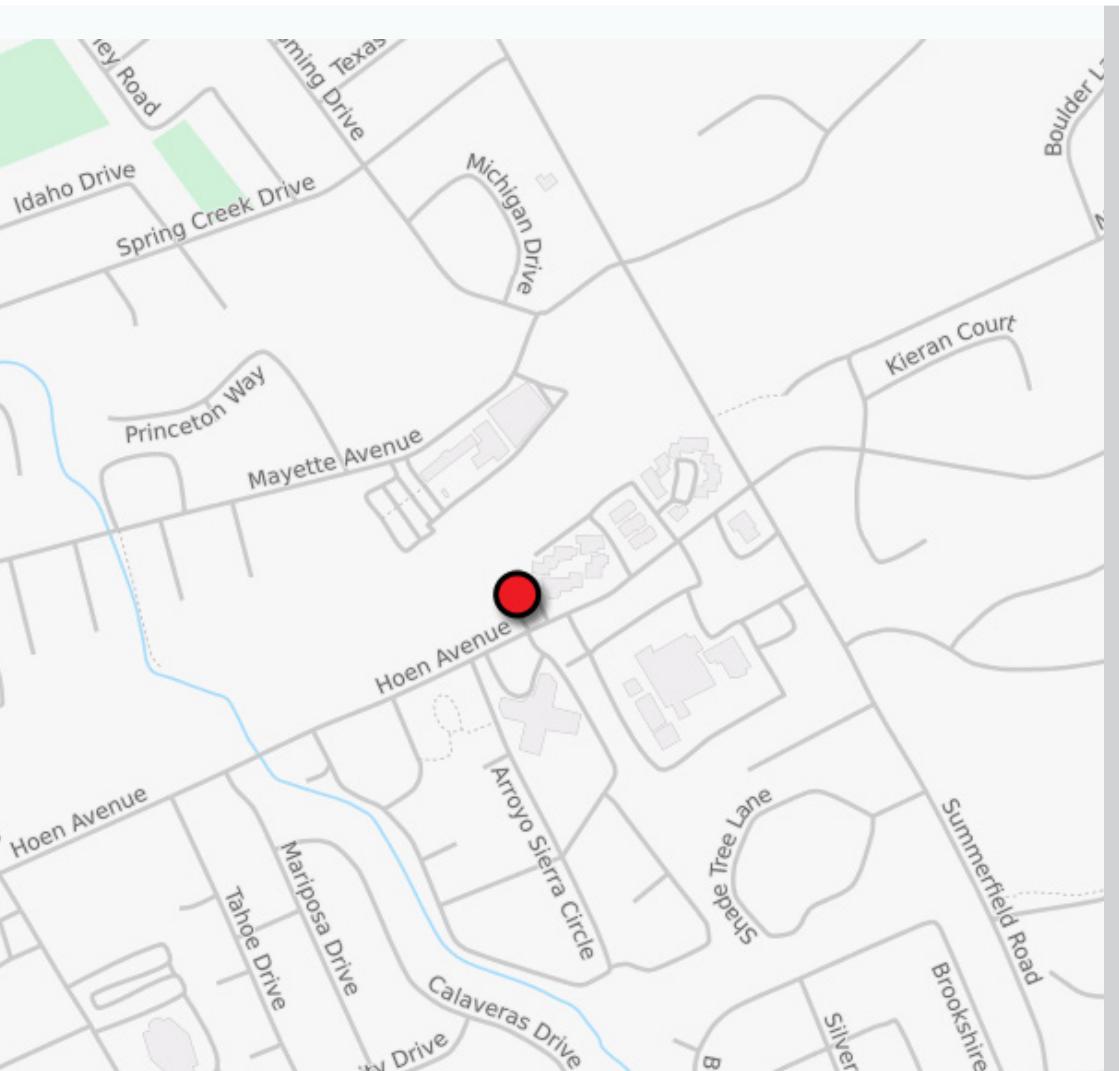
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EXECUTIVE SUMMARY



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DENTAL/ MEDICAL SPACE FOR SALE

HIGHLIGHTS

- Seller Financing Available
- Approx. 1,580 sf Medical Office Unit in Landscaped Complex in a Well Established Association
- Professional or Medical Office Permitted
- Several Exam Rooms, Doctor's Offices, and Other Office Areas - Formerly used by a Dentist
- Business Services, General Professional Office Users Would Work Well
- Tremendous Amount of Parking and Easy Access to Suite from Large Parking Lot
- The Unit may be Delivered with a Separate Entrance
- Lease Option to Purchase may be Available

Sale Price

\$299,000

Lease Rate

\$1.50 - 1.65 PSF GROSS

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PROPERTY DESCRIPTION

USER SPACE

1,580+/- sf

PARKING

Abundant On-Site Parking

PRICE & TERMS

All Cash @ Close of Escrow - All expenses less PG&E: includes water/sewer, trash and common area maintenance, unit property taxes and building insurance.

DESCRIPTION OF PREMISES - FEATURES

Owner/user opportunity in a professional/medical office complex. Great location. Abundant on-site parking and very well maintained mature landscaping.

DESCRIPTION OF LOCATION - AREA

Located in Santa Rosa, near the intersection of Hoen and Summerfield. Easy to find Santa Rosa location placed in a historically popular east-side medical plaza. Easy access to Highway 101 and countless shopping and restaurant options.



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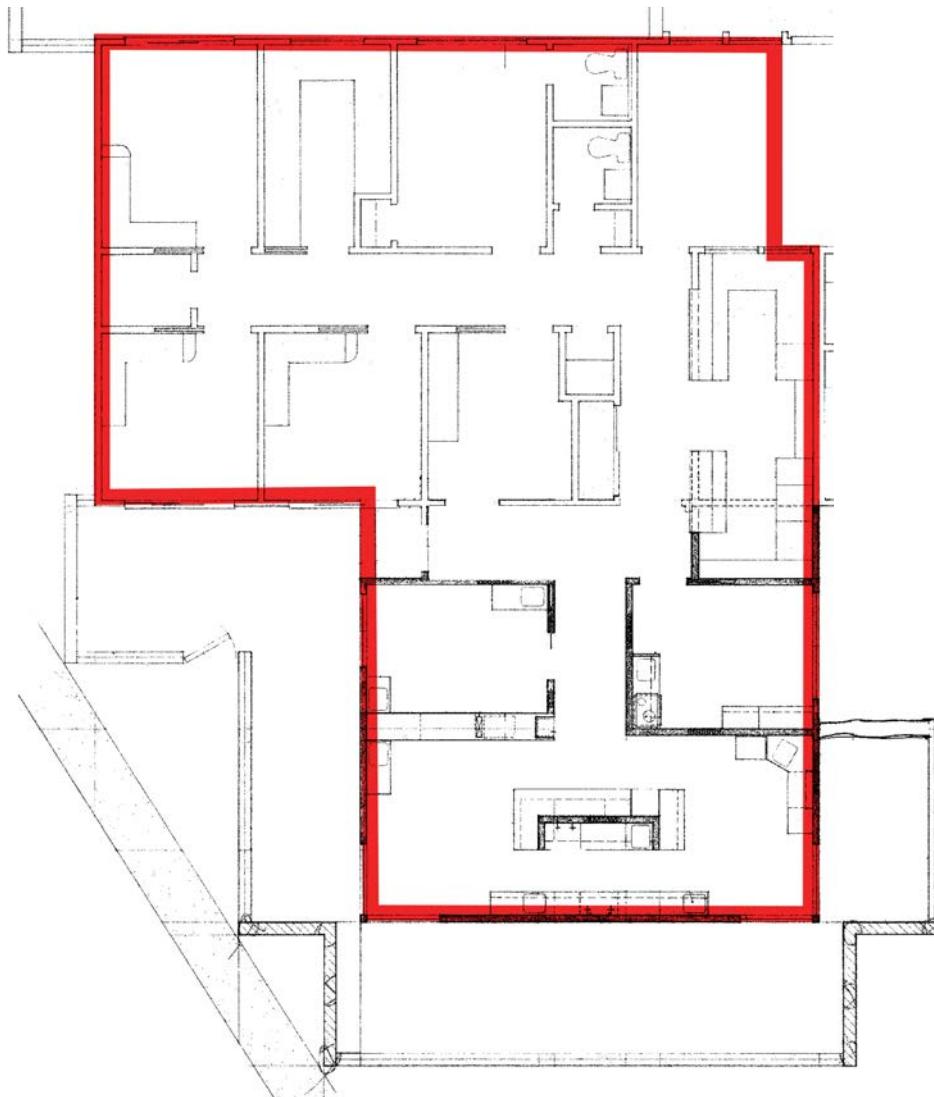


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FLOOR PLAN



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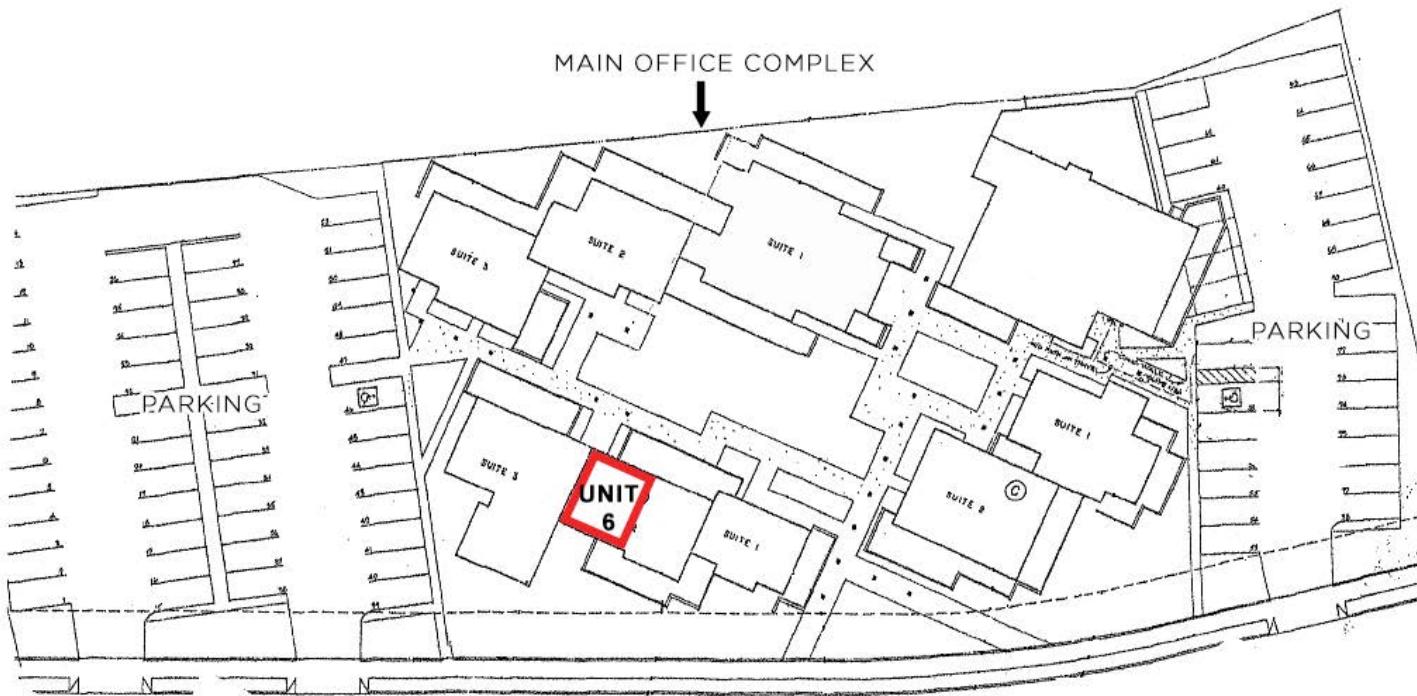
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SITE PLAN



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PROPERTY PHOTOS



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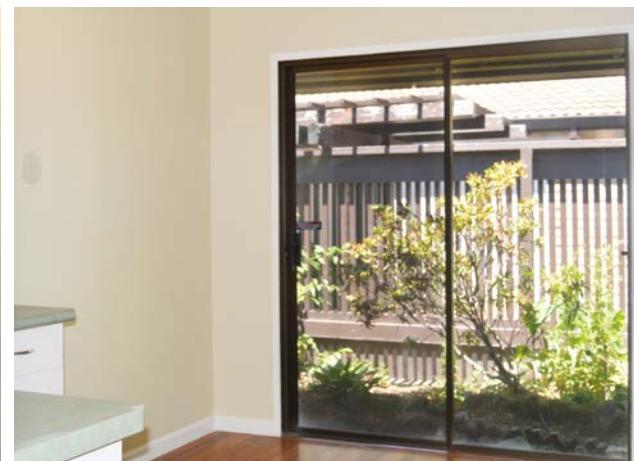


PROPERTY PHOTOS



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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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