

FOR SALE OR LEASE

167 LYNCH CREEK WAY
PETALUMA, CA

MEDICAL/PROFESSIONAL
OFFICE CONDO

MOTIVATED SELLER - BRING ALL OFFERS

Go beyond broker.

PRESENTED BY:

SARA WANN, PARTNER
LIC# 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



Keegan & Coppin
COMPANY, INC.





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EXECUTIVE SUMMARY



167 LYNCH CREEK WAY
PETALUMA, CA

OFFICE CONDO
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- 1,400+/- SF Condo Unit
- Excellent Owner/User Opportunity
- Turnkey Medical Office
- Efficient, User-Friendly Floorplan
- Ideal Location with Easy Access to Petaluma Hospital, Restaurants, Shopping and Other Conveniences
- Association Fees are Currently \$1,611 per Quarter, Which Includes Trash and Common Area Maintenance

OFFERING PRICE
MOTIVATED SELLER - BRING ALL OFFERS

Sale Price	\$375,000
Price PSF	\$268
Lease Rate	\$1.85 PSF GROSS



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PROPERTY DESCRIPTION



167 LYNCH CREEK WAY
PETALUMA, CA

**OFFICE CONDO
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Exceptional medical office offering a rare opportunity for healthcare professionals looking for a turnkey space. Located a few blocks from Petaluma Valley Hospital, this strategically positioned facility offers a prime location for a myriad of healthcare services. Thoughtfully designed floor plan currently includes four (4) spacious exam rooms (one with water), x-ray room, doctor's office, waiting room, dedicated reception area, and private restroom.

Unit is positioned exceptionally well within the complex, situated directly off of the parking lot, providing optimal visibility and easy access. Additionally, the end cap location allows for an enhanced window line, bringing in an abundance of natural light.

167 Lynch Creek Way presents a unique opportunity for traditional medical uses as well as those offering chiropractic care, acupuncture, optometry, allergy testing, med spas, physical therapy, medical massage and alternative medicines. Professional office uses, such as CPA, insurance, etc potentially possible with Association approval.

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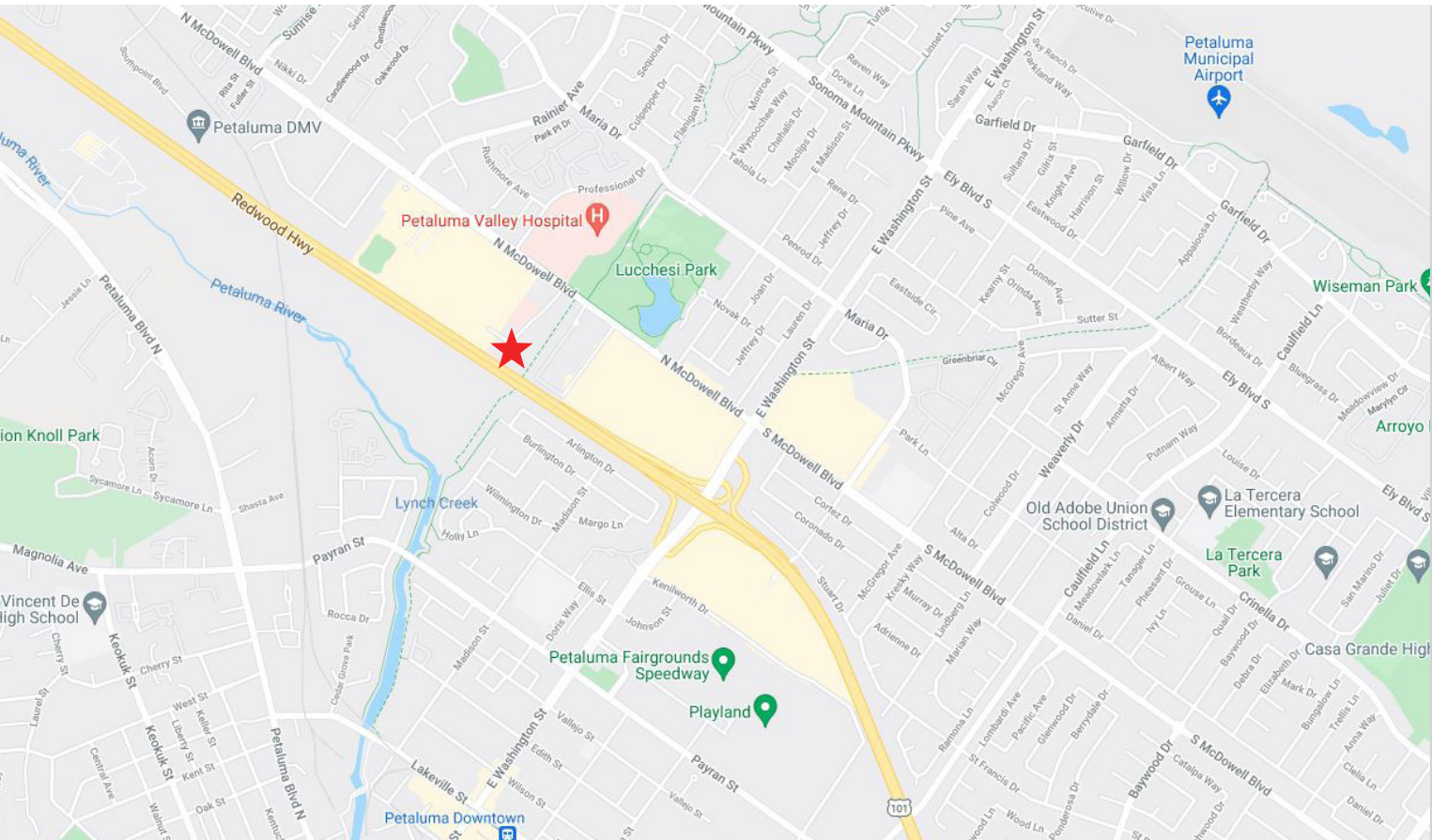


PROPERTY DESCRIPTION



167 LYNCH CREEK WAY
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PROPERTY DESCRIPTION

007-670-007
APN

1,400 +/- SF
BUILDING SIZE (CONDO)

1983
YEAR BUILT

One (1)
STORY

On-Site
PARKING

PUD
**MARMON MEDICAL MEADOWS
ZONING**

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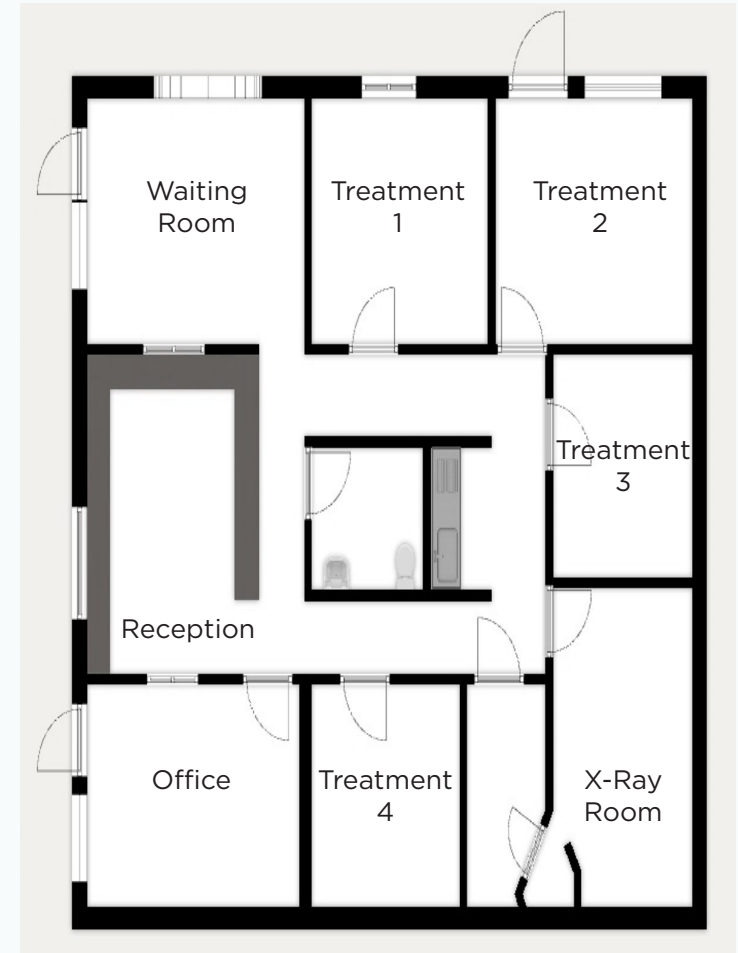
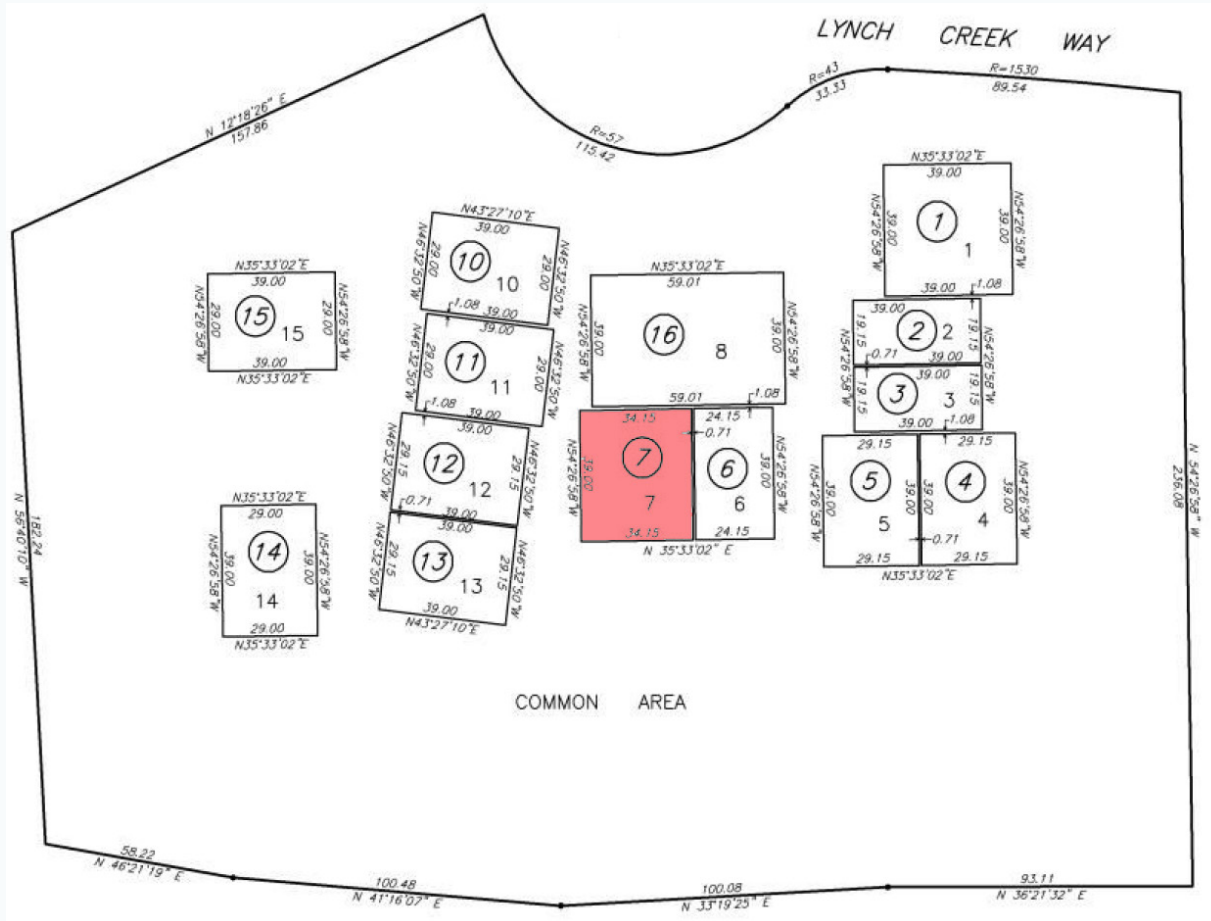


PARCEL MAP AND FLOOR PLAN



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Floorplan was not drawn by a professional architect and should be verified by Buyer

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PHOTOS



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AREA DESCRIPTION



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PETALUMA SUMMARY

LIFESTYLE

The Petaluma lifestyle combines country with city, quirky with conventional. People here like to spend time outdoors—and there's plenty to do on nearby trails, bike paths, and waterways. At the same time, we like our indoor pursuits—the arts, music, shopping, and, of course, enjoying local food and beverages. You can feel the Petaluma vibe whether you live here or work here. It's the stranger who says hello at the market and the co-worker who brings in tomatoes from the garden. It's the Sonoma Mountain ridgeline and the downtown skyline. It's hay trucks, Teslas, and bicycles. It's old-timers and newcomers—of every age and many cultures—living and working side-by-side.

SUSTAINABLE FOCUS

Want to save the world? Petaluma is right there with you. Our business community includes companies that pioneered the sustainable movement, as well as businesses who've recently adopted eco-conscious practices in response to concerns about climate change.

Nonprofits like Daily Acts and Point Blue complement Petaluma's "Green Sector" through education and research focused on sustainability and wildlife conservation. Our school districts and city departments also have sustainability initiatives in place.

BAY AREA ACCESS

Petaluma is located near two of the country's leading metropolitan areas: the San Francisco Bay Area and the Sacramento Valley. This large swath includes cities, the state capitol, Silicon Valley, Wine Country, and numerous micro-economies and job markets tied to suburban areas. As a result, you and your family will have many options when it comes to landing a job, pursuing a degree, or staying on the cutting edge of industry.

GROWTH POTENTIAL

Growth means different things to different people. Some see it in terms of pay or job title, while others consider skill development as primary. Many judge it by the quality of their professional relationships or their level of personal fulfillment. Often, things change depending on where you are in life and career.

In Petaluma, we have healthy economy fueled by businesses in many different industry sectors as well as nonprofits and public agencies. That means you'll find opportunities to achieve growth according to your own values, no matter what your stage in life.

GLOBAL IMPACT

Petaluma is well-known for its local loyalties and philanthropic efforts. But make no mistake— we're a town of world-class organizations making a global impact. In recent years, several international brands have set up satellite offices here or acquired companies started in the Petaluma area. That's in addition to our local businesses' ever increasing global expansion

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ABOUT US



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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.

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