

For Sale - Pad Building Site

429 South Cloverdale Boulevard, Cloverdale, CA

HUGE PRICE REDUCTION

PROPOSED BUILDING

EXISTING BUILDING



FEATURES

- ◆ Approved 4,215± sf - 2 Story Building
- ◆ All Site Work and Building Plans complete
- ◆ Near Cloverdale Downtown Plaza
- ◆ Just off Hwy 101/Citrus Fair Exit



Vicinity Map

SALE PRICE

~~\$425,000~~ Reduced to **\$250,000**



KEEGAN & COPPIN
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ONCOR INTERNATIONAL

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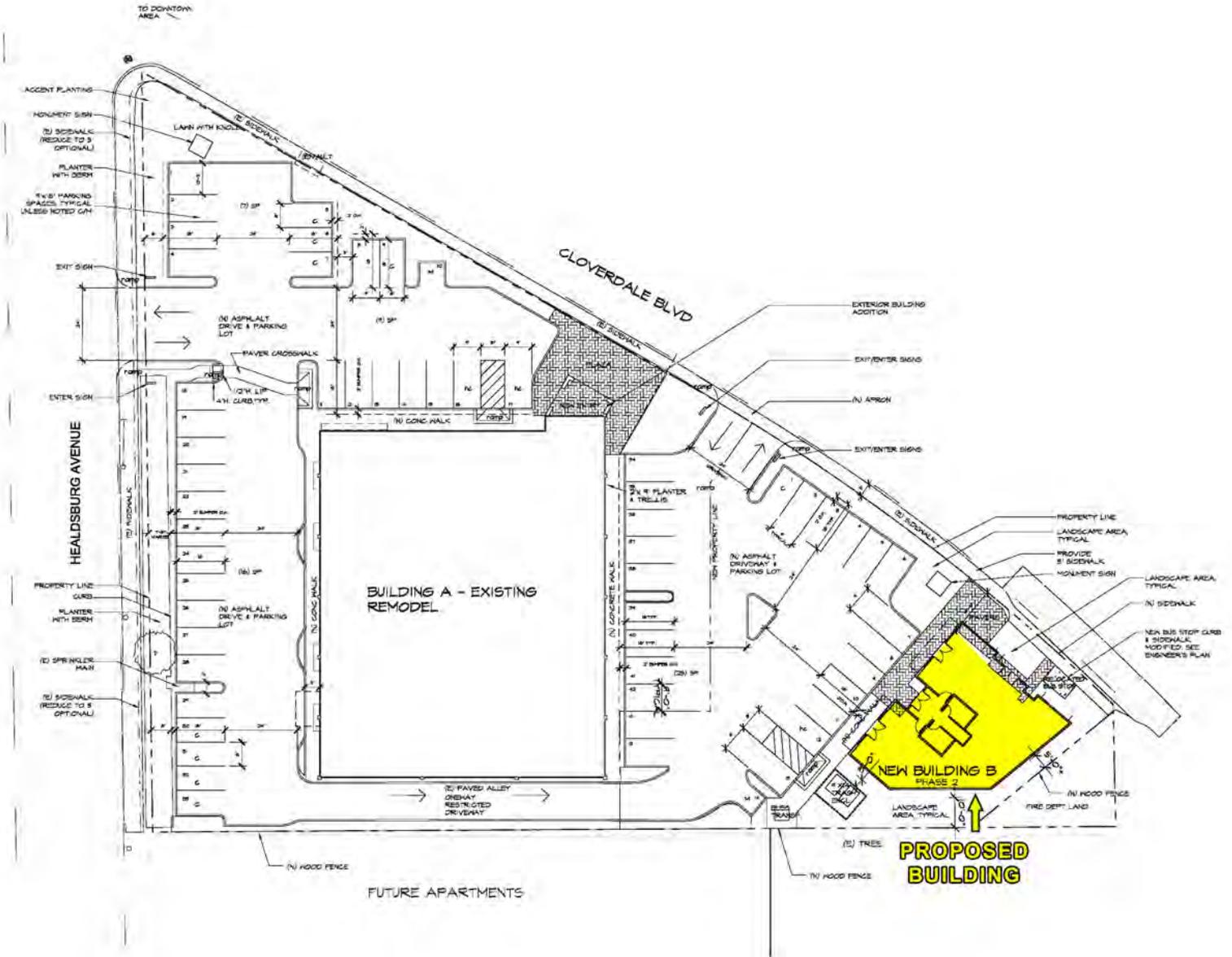
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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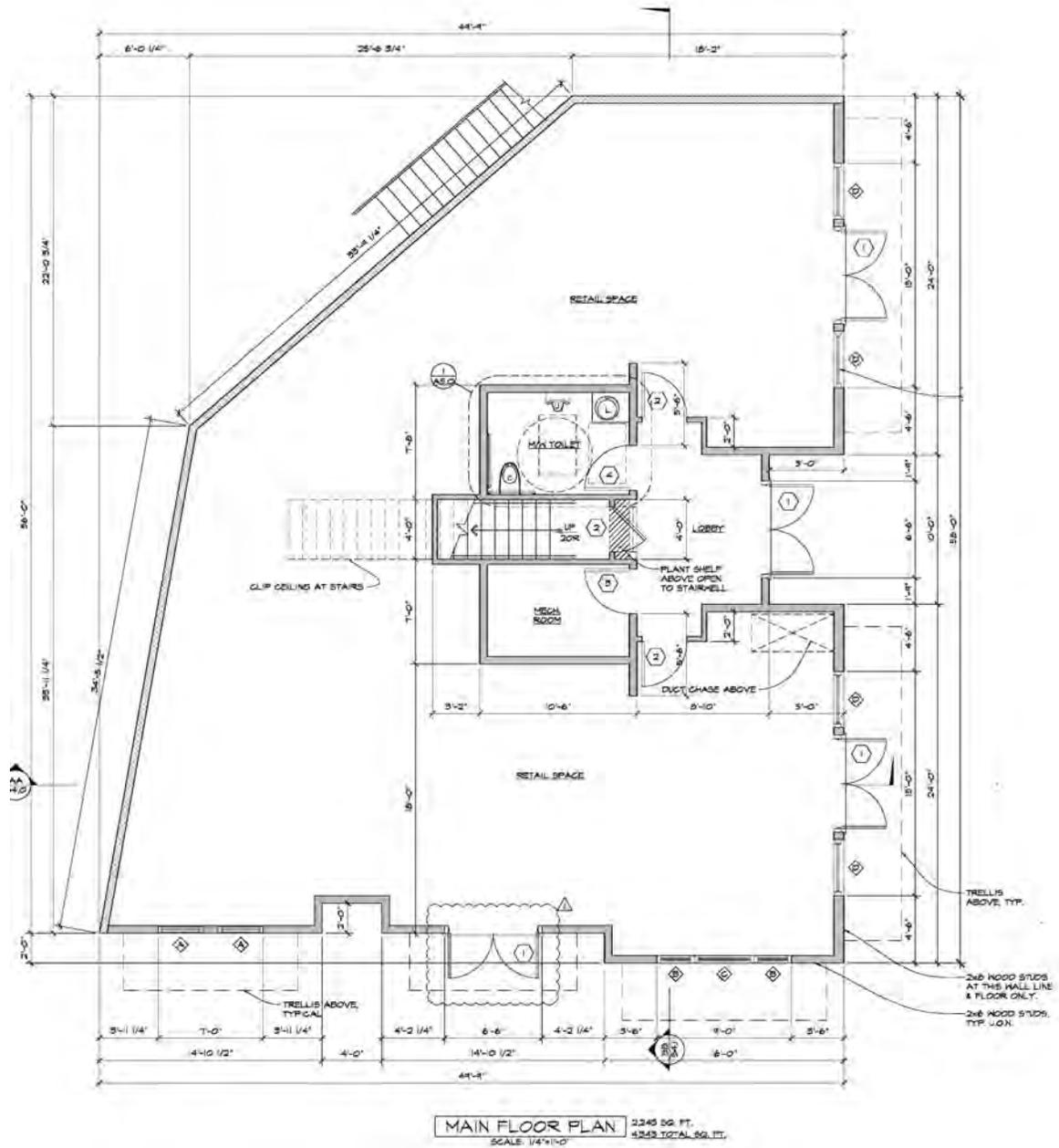
SITE PLAN



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MAIN FLOOR PLAN



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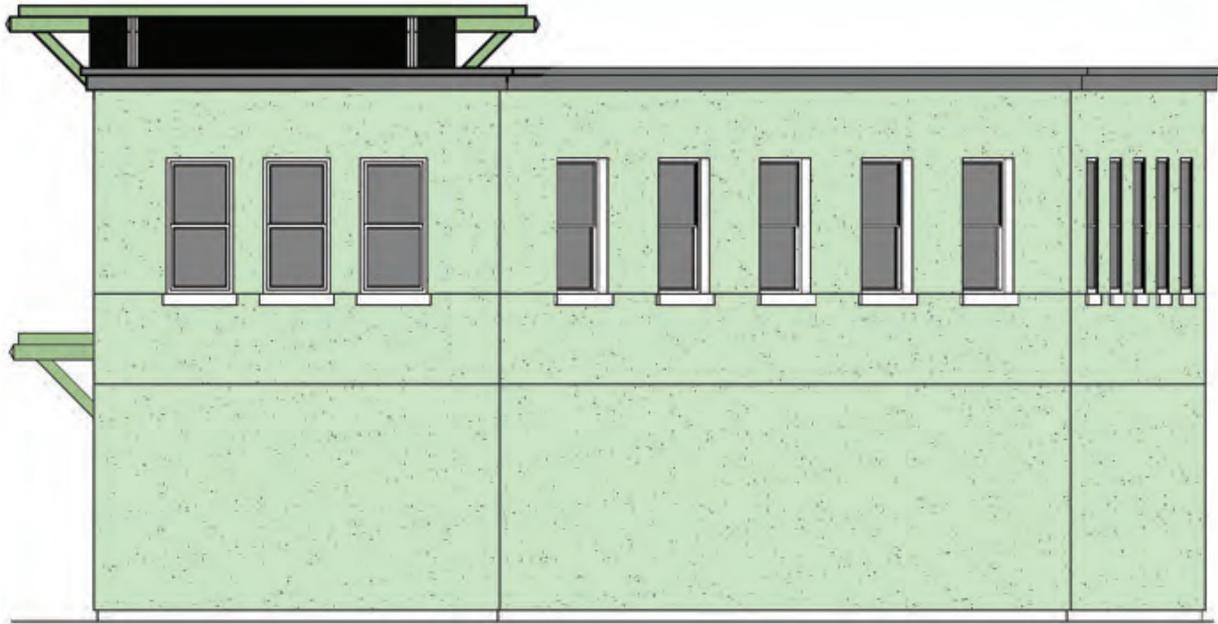
FRONT ELEVATIONS



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429 South Cloverdale Boulevard, Cloverdale, CA

REAR ELEVATIONS



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LAND

Retail/Office Development

CITY

Cloverdale, California

County of Sonoma

ADDRESS

429 S. Cloverdale Boulevard

Cloverdale, CA 95425

AREA

.29± acres

SALE PRICE

\$250,000

PRICE PSF

\$19.79

ZONING

CD – Commercial Development

AP

001-071-032

DESCRIPTION OF SITE

High profile commercial development parcel on Cloverdale Boulevard. Site work has been completed and property features all entitlements, architectural, engineering, and a complete set of plans for an approximately 4,215 square foot 2-story commercial building.

DESCRIPTION OF LOCATION - AREA

One of the very last vacant commercial properties in the downtown area. Excellent opportunity to construct and own a brand new commercial building adjacent to a recently redesigned and remodeled 11,000 SF +/- multi-tenant retail building and across the street from an entitled shopping center site. Property is also next to two brand new high density residential developments and in immediate proximity to food and retail services including the Cloverdale Downtown Plaza.

SITE IMPROVEMENTS

Site improvements completed to date include; the extension of utilities to building area, under grounding of PG&E power poles, landscaping, and parking lot.

DEVELOPMENT POTENTIAL

High visibility project designed to accommodate high quality retailers and office users providing needed services and amenities to the City of Cloverdale, the fastest growing city in Sonoma County. Ideal location for banks, coffee shops, gourmet market/delicatessen, bakeries, dry cleaning stores, ice cream/frozen yogurt shops, fitness studios, beauty/nail salons, copy shops, mail services, pizza restaurants, professional services, medical/dental offices, opticians, financial planners, insurance agencies, tax preparation services, weight loss centers, take n' bake, etc.

