



CHURCH FOR SALE

**8100 VALENTINE AVENUE
SEBASTOPOL, CALIFORNIA**

- **ABUNDANT PARKING**
- **BEAUTIFUL FACILITY**
- **GREAT LOCATION**
- **MATURE NEIGHBORHOOD**

**±14,390 SQUARE FOOT FACILITY
±2.69 ACRE PARCEL**

**REDUCED
PRICE**



Peter Nixon

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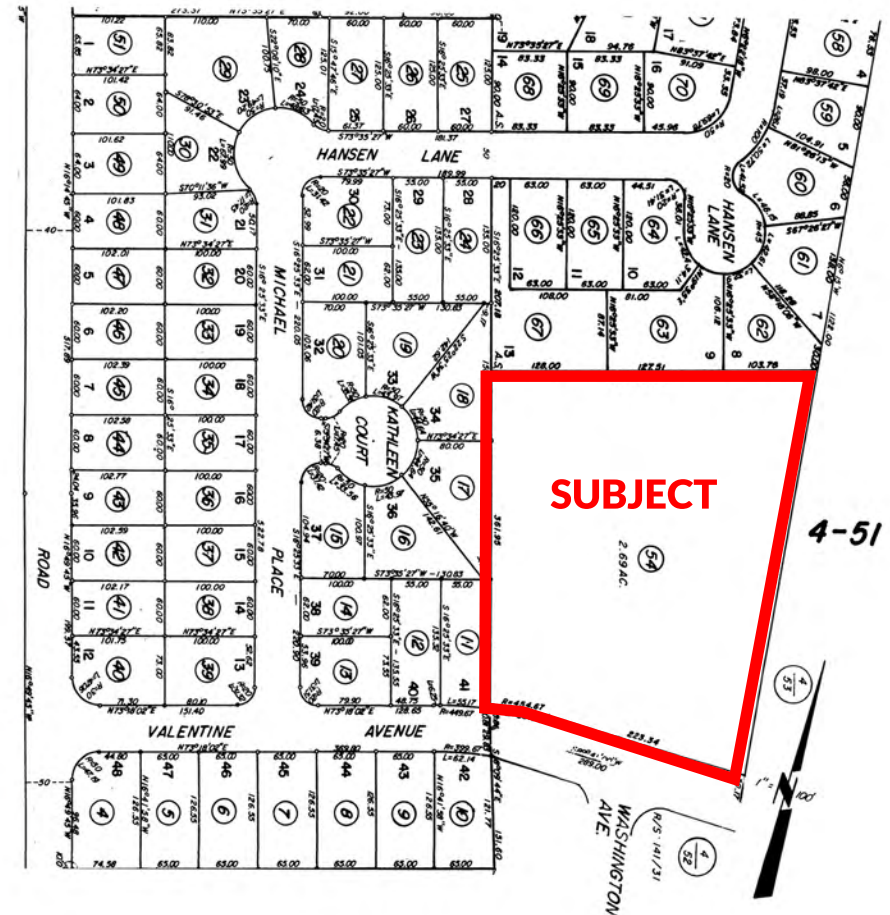
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8100 VALENTINE AVENUE SEBASTOPOL, CALIFORNIA



**SONOMA COUNTY ASSESSOR'S
PARCEL NUMBER 004-510-054**

SIZE DISCLAIMER:

The Assessor acreage measurements are approximate only.
The use of approximate acreage figures does not mean
that more accurate measurements, or a survey, do not exist.



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ASKING PRICE: ~~\$3,985,000~~ \$3,095,000

THE OPPORTUNITY

This property represents a rare opportunity to obtain a well located and well maintained facility in the highly desirable community of Sebastopol, California. The site is well-positioned for multiple redevelopment possibilities given the strong area demographics and in-fill location.

THE PROPERTY

- ±14,390 Square Foot Facility
- ±142 Parking Stalls (does not include on street parking)
- ±2.69 Acres of Land Area
- Zoned R4 - Single Family Residential - Maximum of 8.7 Dwelling Units Per Acre (City of Sebastopol)

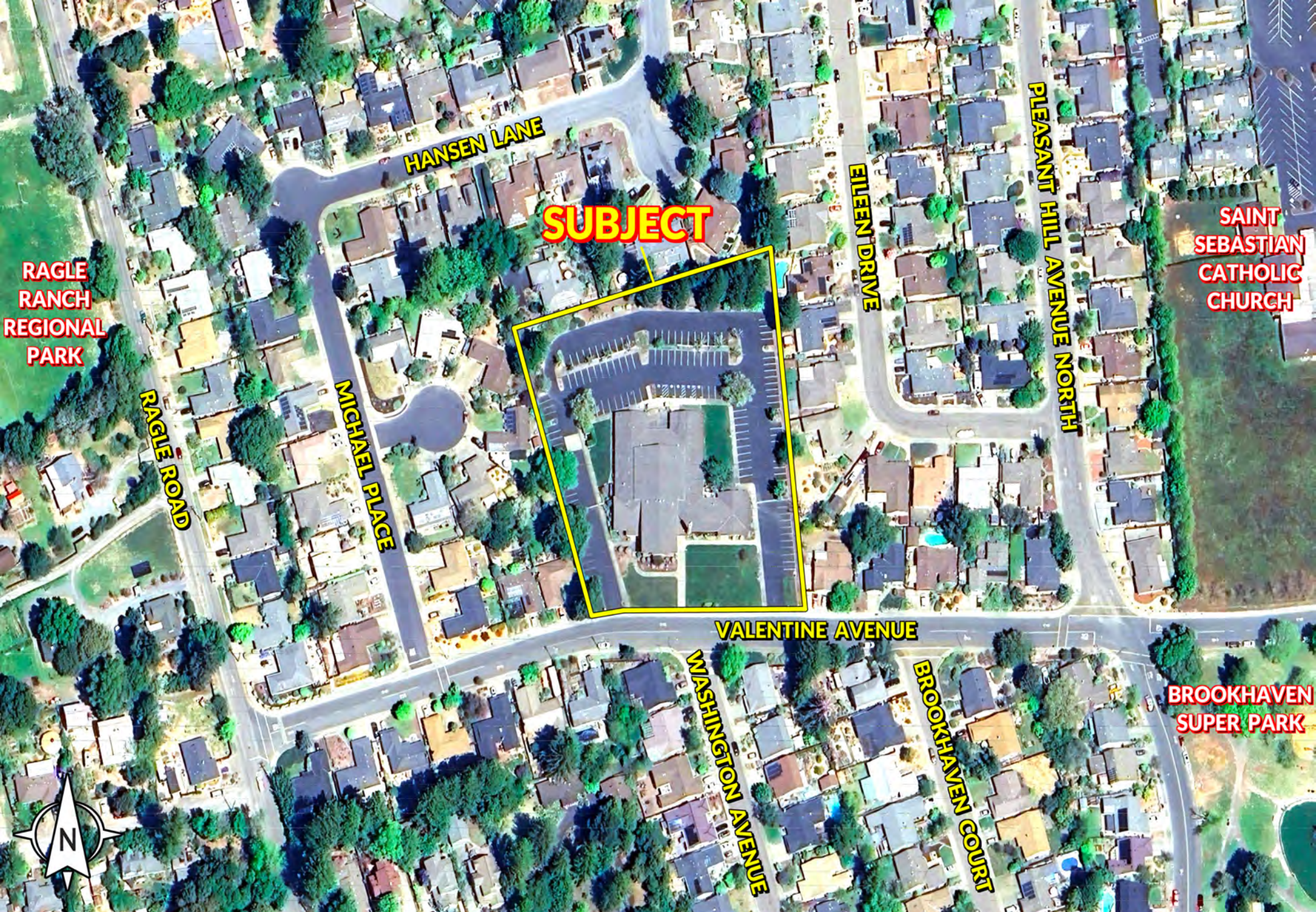
THE POSSIBILITIES

- Affordable Housing Redevelopment
- Childcare Center
- Charter School / Private School
- Community Center
- Multifamily Redevelopment
- Nonprofit Headquarters
- Office Uses
- Professional or Vocational Training
- Public/Quasi-Public Uses
- Religious Assembly
- Residential Care Facility
- Senior Housing Redevelopment

Note: All uses are subject to discretionary governmental approval, which cannot be guaranteed. Some listed uses would require rezones, use permits and/or other entitlements, which may not occur.

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.

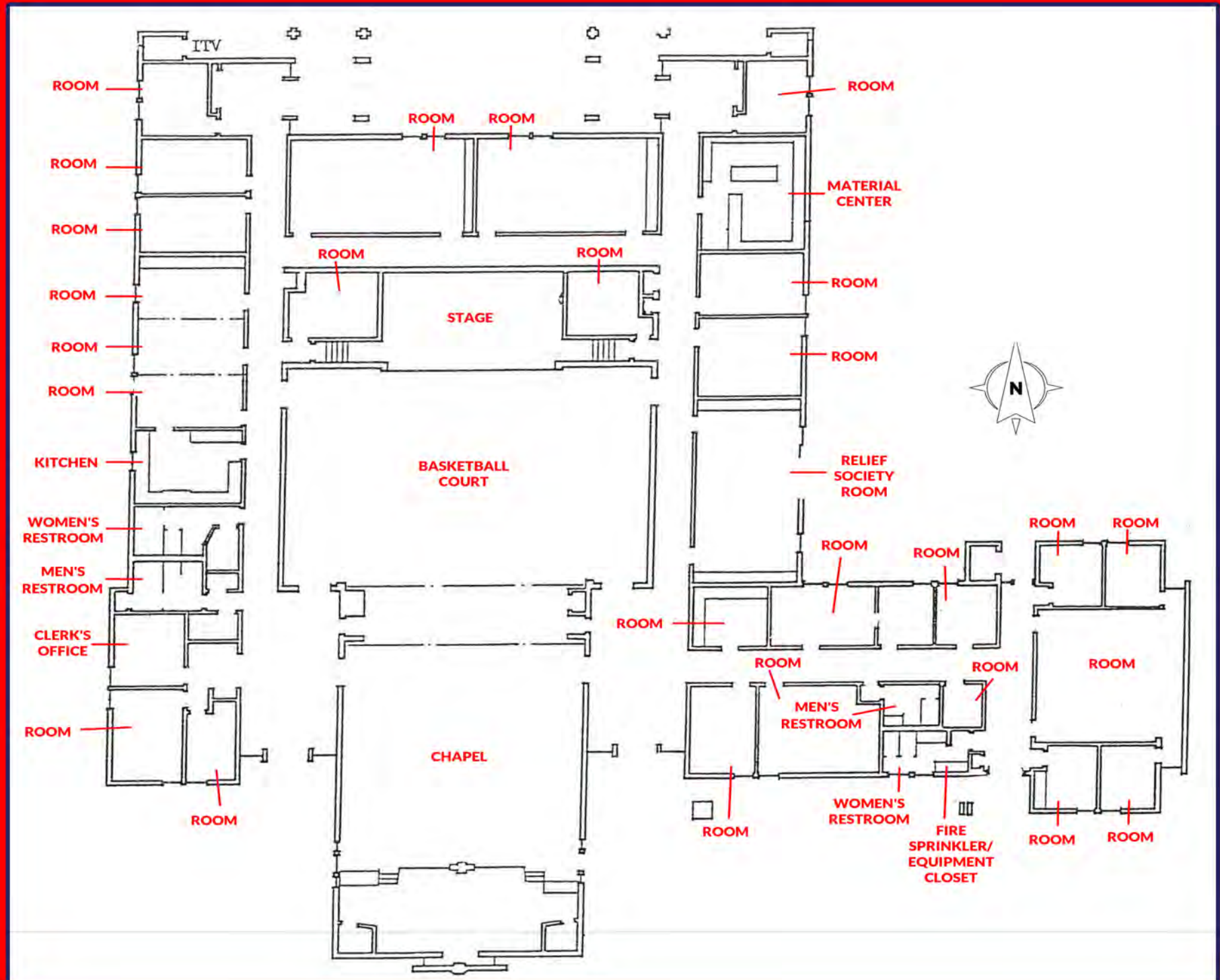




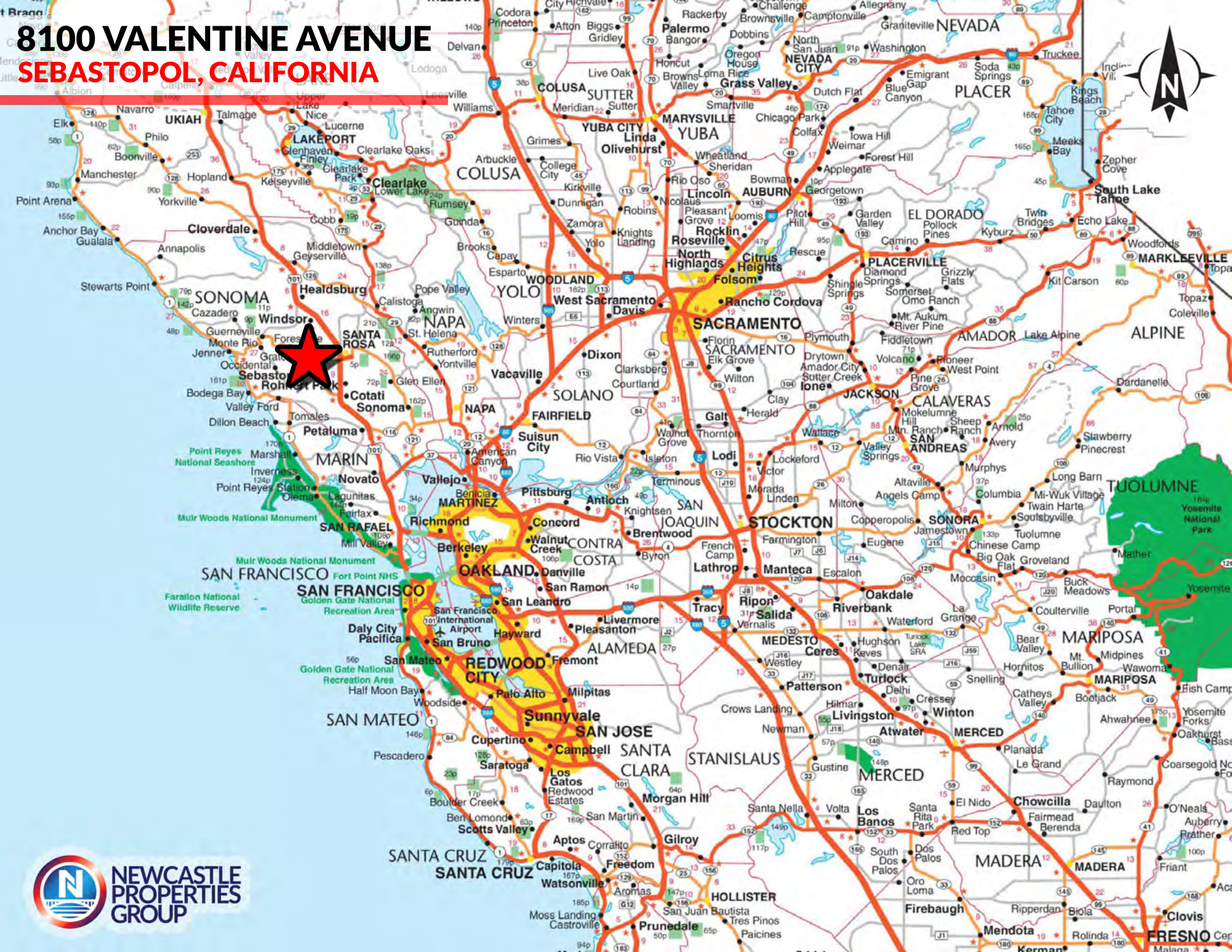
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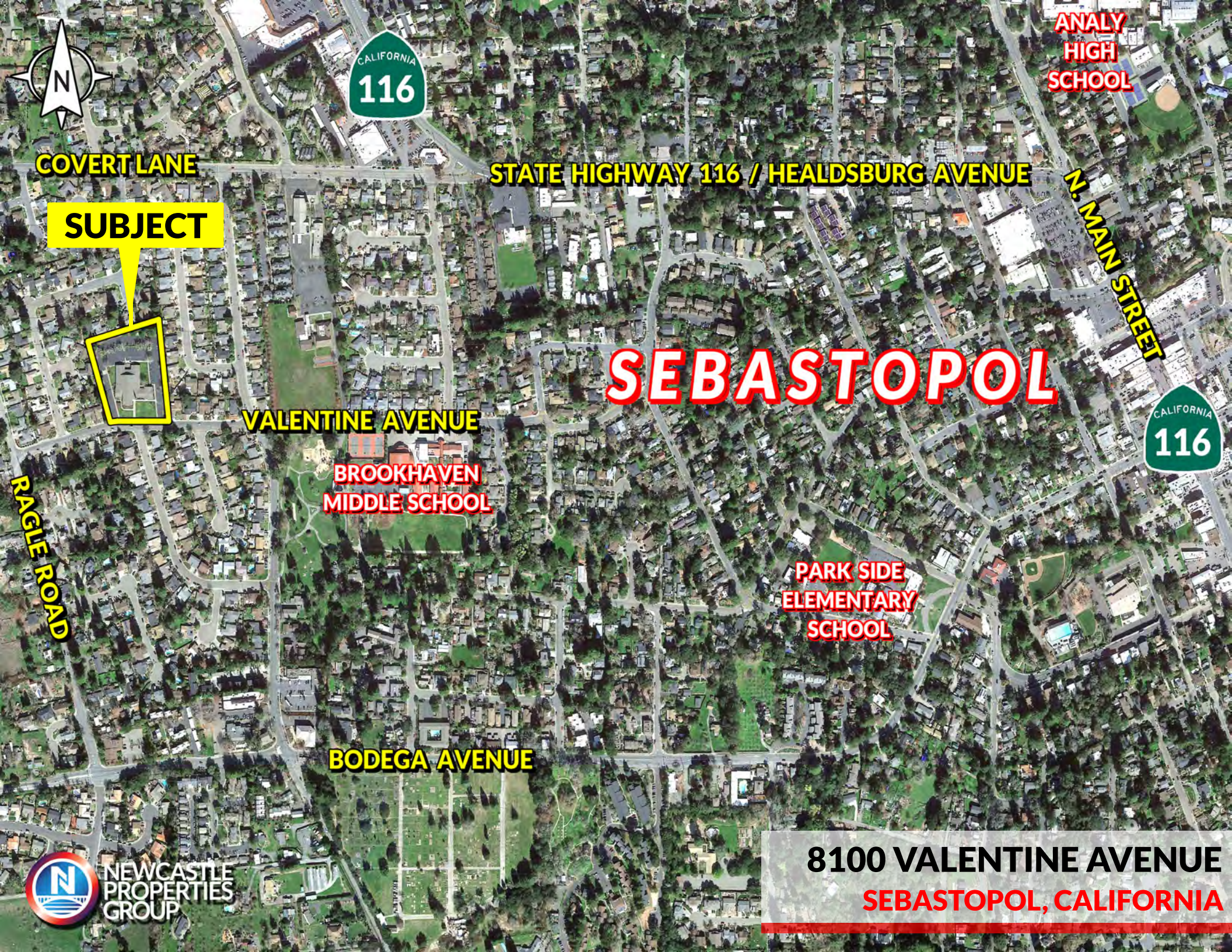


FLOOR PLAN MAP



8100 VALENTINE AVENUE SEBASTOPOL, CALIFORNIA





**ANALY
HIGH
SCHOOL**



COVERT LANE

STATE HIGHWAY 116 / HEALDSBURG AVENUE

SUBJECT

N. MAIN STREET

SEBASTOPOL



VALENTINE AVENUE

**BROOKHAVEN
MIDDLE SCHOOL**

**PARK SIDE
ELEMENTARY
SCHOOL**

RAGLE ROAD

BODEGA AVENUE

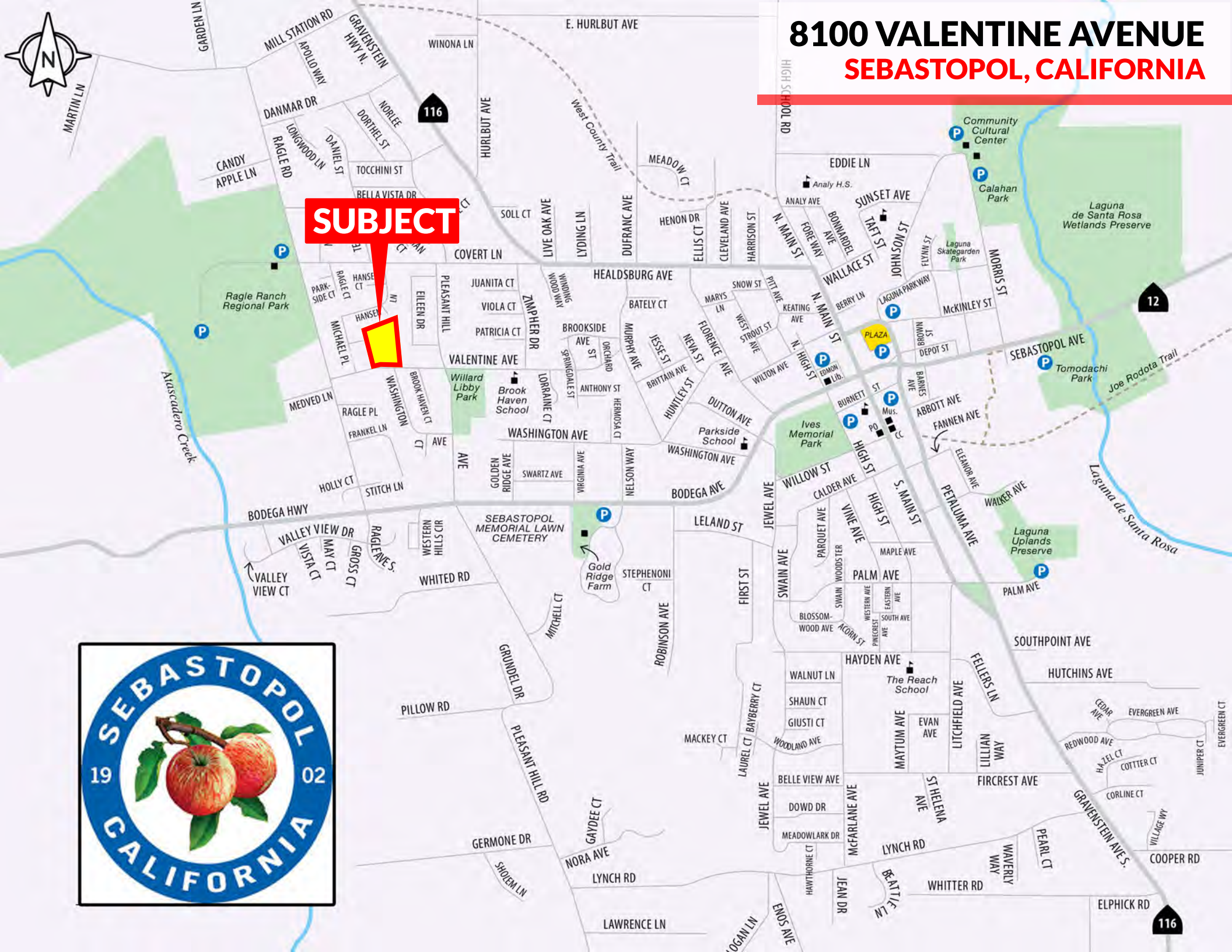


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SUBJECT



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ZONING
MAP

SUBJECT

Legend

Sebastopol City Limits

Assessor Parcel Boundaries

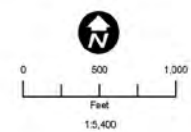
Citywide Zoning Designations

R1	Single Family Residential
R2	Single Family Residential
R3	Single Family Residential
R4	Single Family Residential
R5	Single Family and Multifamily Residential
R6	Single Family and Multifamily Residential
R7	Multifamily Residential
RMH	Residential Mobile Home Park
CD	Downtown Core

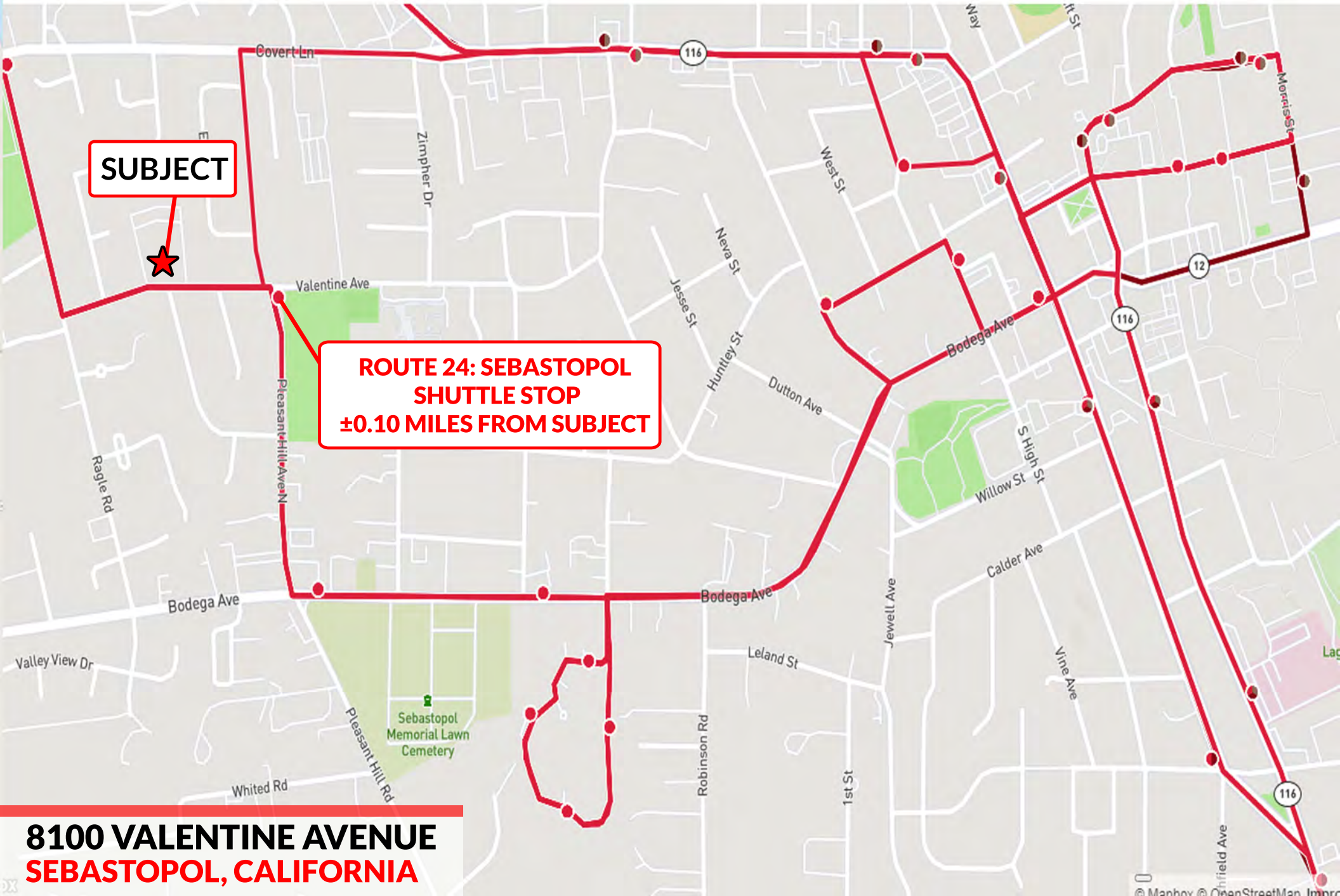
CITY OF
SEBASTOPOL
ZONING: R4

DESCRIPTION: SINGLE
FAMILY RESIDENTIAL

The purpose of the R4 District is to implement the “Medium Density Residential” land use category of the General Plan. This district is applicable to single-family residential areas with densities up to approximately 8.7 units per acre



	24: SEBASTOPOL SHUTTLE SEE SCHEDULE
	26: SEBASTOPOL, COTATI, ROHNERT PARK SEE SCHEDULE



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MILL STATION ROAD

HIGH SCHOOL ROAD

SUBJECT

RAGLE ROAD

HEALDSBURG AVENUE

SEBASTOPOL

SEBASTOPOL AVENUE



BODEGA HIGHWAY

GRAVENSTEIN HIGHWAY



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