



# FOR SALE

4,040+/- SQUARE FEET OFFICE BUILDING

448 S. E STREET, SANTA ROSA, CA 95404

*Northern California's Premier Commercial Real Estate Firm*



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.



## PROPERTY SUMMARY

### PRICING

Asking Price: **\$707,000**

Price per Sq. Ft.: \$175 per Sq. Ft.

### BUILDING

APN: 009-281-012

Building Sq. Ft.: 4,040 +/- Sq. Ft.

Lot Size: 9,555+/- Sq. Ft.

Year Built: 1987

Zoning R-3-18

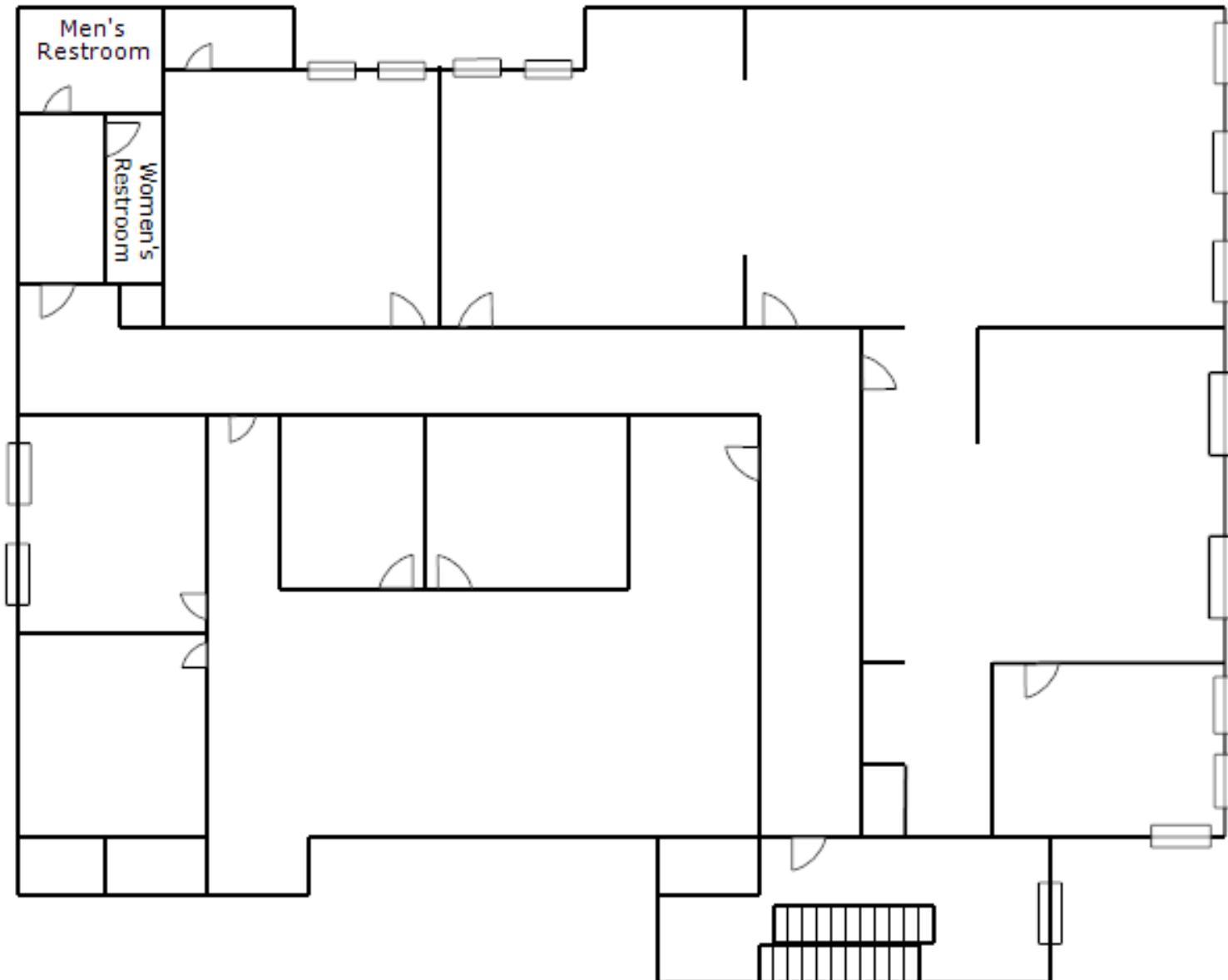
Parking: Lower Level Garage Parking



Contemporary 2 story office building with garage parking on the lower level. Building has undergone recent upgrades to siding, roof and HVAC systems. The office area offers abundant natural light, with a light and airy feel on the 2nd floor. Current configuration of 5 suites, which can be combined or remain separate. Multi meter electrical switch gear currently in place. Common restrooms located in the SE corner of the building. Lower level garage parking could be upgraded from a rolling iron gate, to a garage door, which could allow for storage on the lower level in addition to parking. Subject property is a :15 walk to downtown Santa Rosa square. Easy access to both Hwy 12 and US Hwy 101. Great owner use opportunity, ownership costs are attractive with SBA financing. See attached Owner User Analysis.



## FLOOR PLAN



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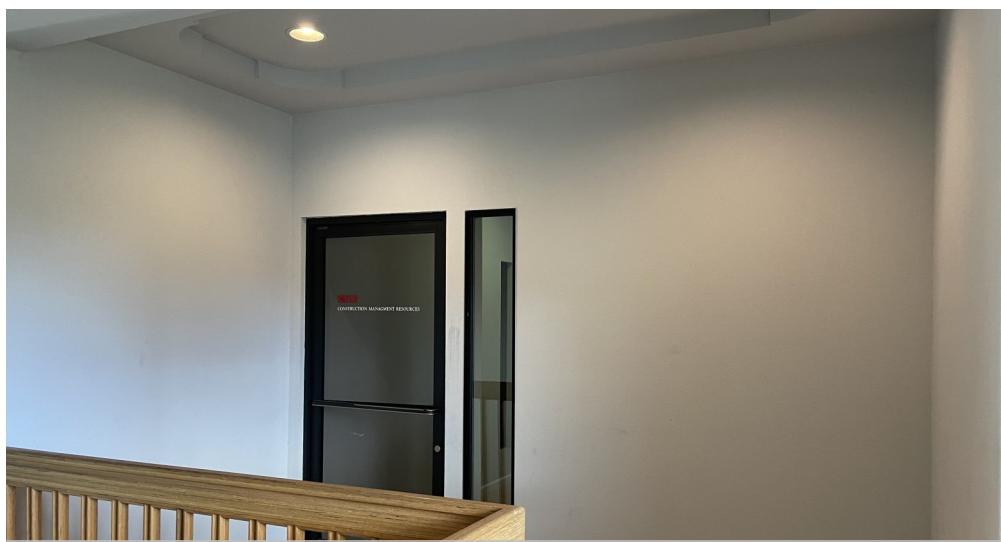
# PHOTOS



Main Entry



Suite 205



2nd Floor Entry



Open Floor Plan

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## OWNER USER ANALYSIS

## Lease vs. Own Analysis

1) This lease vs. own analysis provides a summary analysis of the estimated "fully-loaded" monthly holding costs to own this property.

- DISCLAIMER -

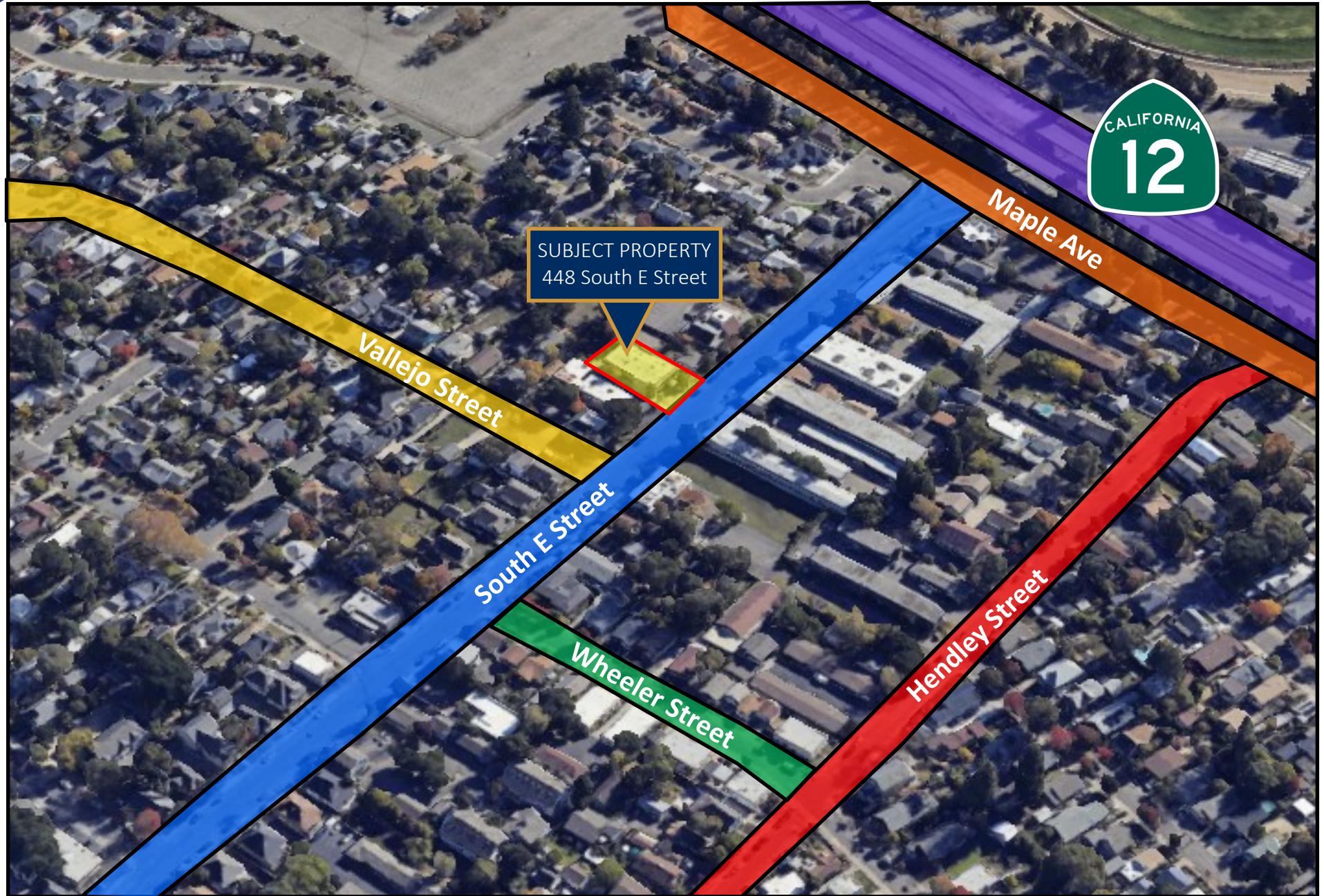
Please be advised that the actual numbers that you will experience in reality will either be higher or lower than the numbers illustrated in this analysis.

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# ANALYST

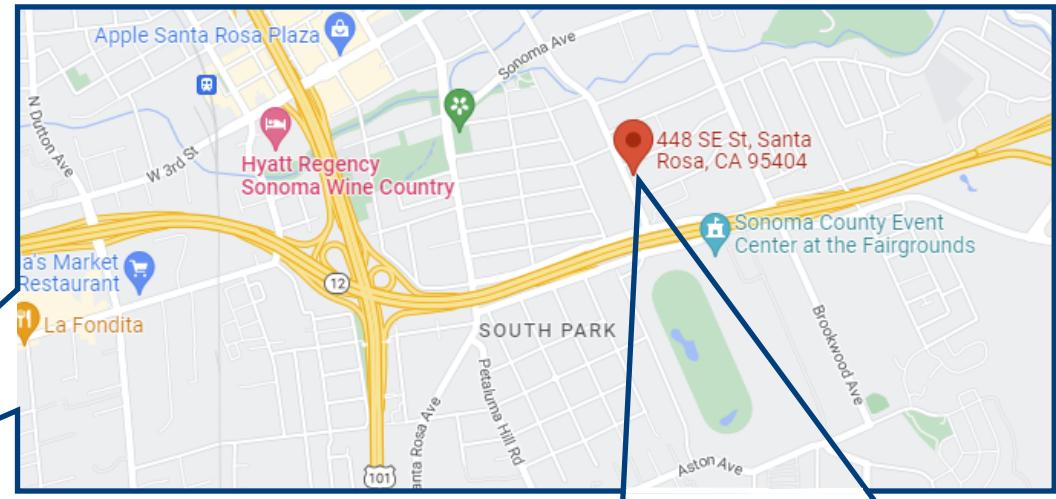
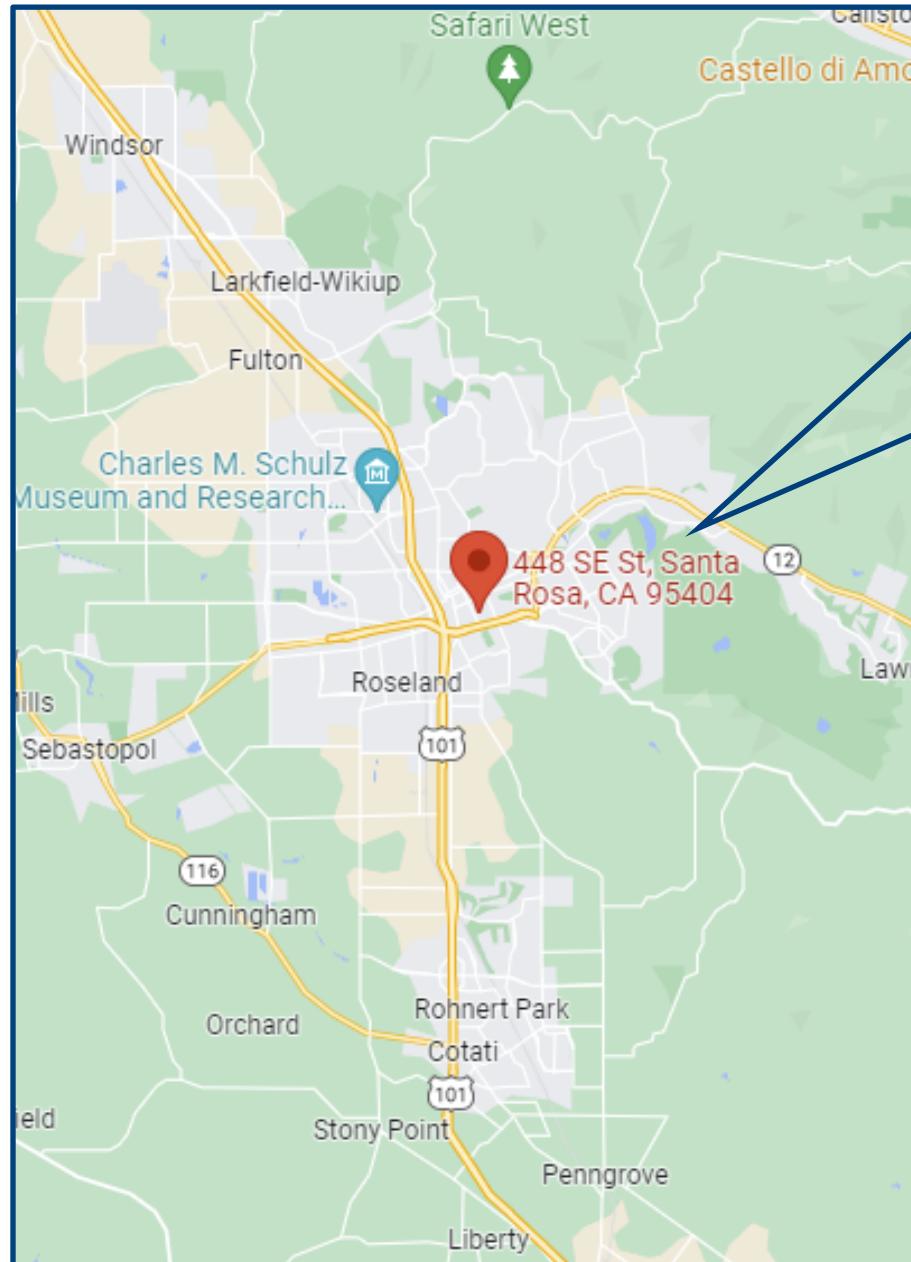
AERIAL



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# MAPS



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## LISTING TEAM



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