

INDUSTRIAL CONDOMINIUM - PINER ROAD AREA

Owner/User Industrial Condominium for Sale

1814 EMPIRE INDUSTRIAL COURT, SANTA ROSA, CALIFORNIA

\$395,000 (±\$269.80/RSF)

UNIT A ±1,464 RENTABLE SQUARE FEET

Exclusive Agent:

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NEWMARK



Investment Summary

This is an investment opportunity to purchase an industrial condominium in the established Piner Road Area to occupy or lease out. The seller is retiring and has owned the property since 1995 and has occupied the space for his commercial photography studio.

The size is perfect for a small business to occupy and is conveniently located around other industrial companies in the Piner Road Area. There are many restaurants and services in the area and is accessible from Hwy 101 at the Hopper Ave exit coming from the north and Bicentennial road exit from the south.

The quality of the space and affordability make this a great investment for a small company who wants to stop paying rent and building equity or an investor who wants to get started in owning a commercial property.

If you are an owner/user and choose to buy it with an SBA loan, you may qualify with as little money down as 10%. As rates continue to fall the affordability factor becomes more compelling.



Property Specifics

Location

1814 Empire Industrial Court, Unit A
Santa Rosa, California

Unit Size

±1,464 Rentable Square Feet

APN#

015-731-031

Sale Price

\$395,000 (±\$269.80/RSF)

Built

1986- Concrete tilt-up construction

Parking

Shared with other owners

Zoning

PD (Planned Development)

Water & Sewer

City of Santa Rosa

Electricity

PG&E 200 amps

Sprinklers

Wet



Warehouse Features



Private office/storage room in warehouse 9'7" x 7'8"



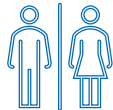
Reception area front office with exterior glass-line windows and entrance



Warehouse Area - clear height 14' in front of space to 17' in back



Warehouse area includes: 2 large rooms which can be combined with access to 10' x 12' roll-up door



Interior private restroom



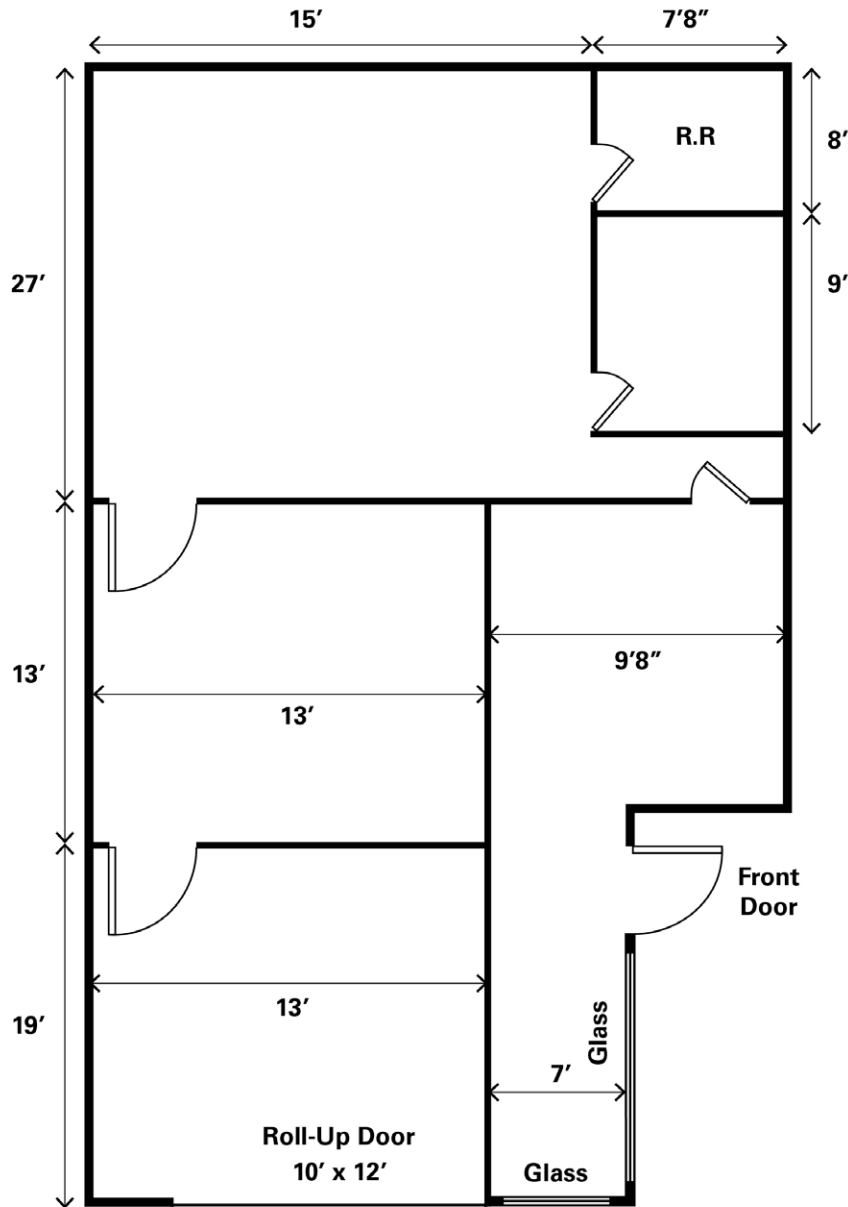
Skylight



Owners association monthly fee \$520.00 includes: roof repair (replaced in 2021) parking lot, landscaping, outside building maintenance, trash collection, building insurance and fire system monitoring.



Floor Plan



Average Daily Traffic Count

Industrial SW/Piner	28,094
Piner/Industrial NE	26,915

Estimated Projected Expenses

	Monthly	Annual	Amount/SF/Month
Property Taxes*	\$368	\$4,420	\$0.25
HOA**	\$520	\$6,240	\$0.36

*Property tax projected based on asking

** Current HOA fees as of 2025. Fees cover exterior maintenance, roof and landscaping, parking lot maintenance, building insurance and fire system monitoring.

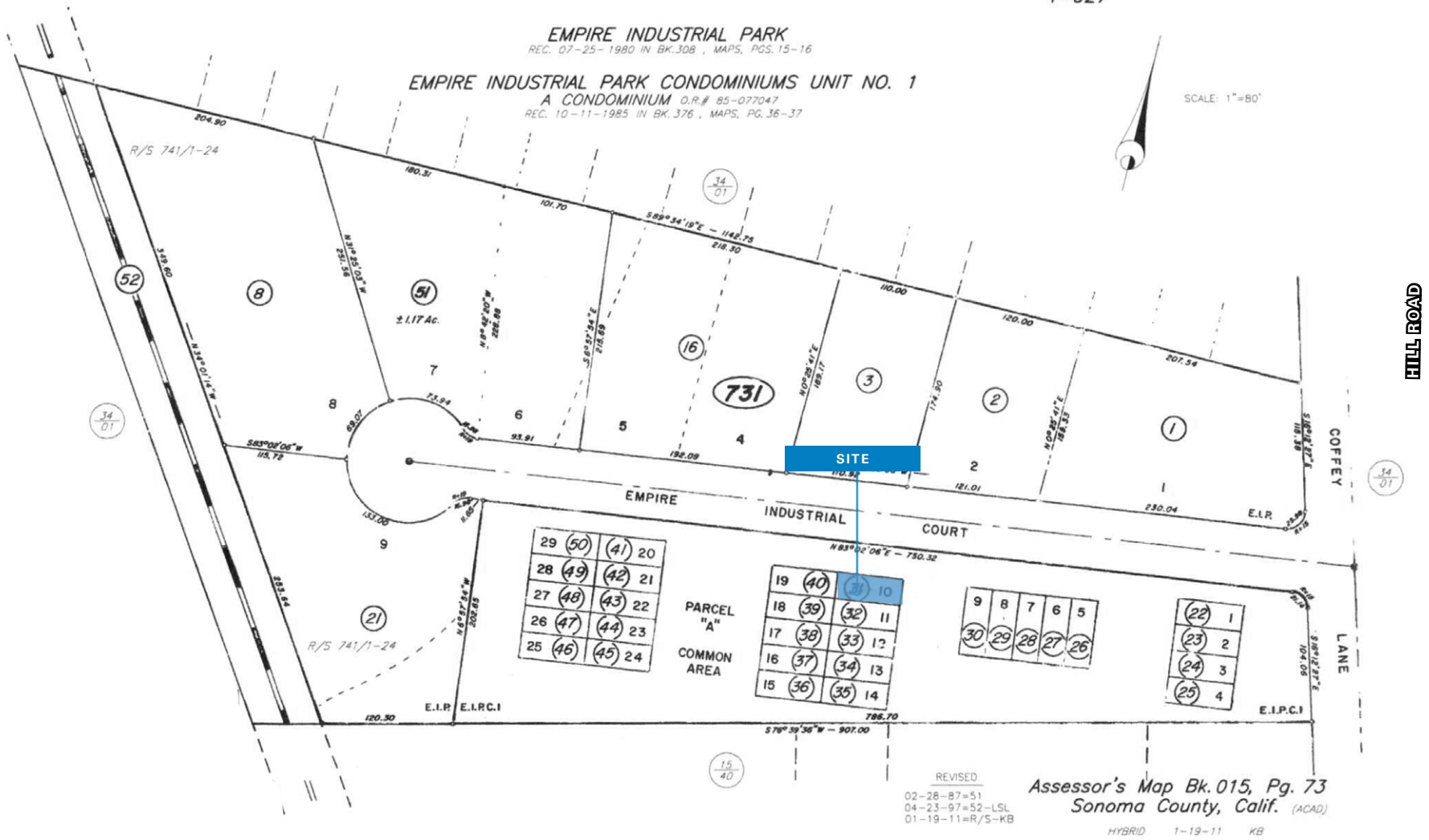
***Insurance estimate based on owner's current coverage. Buyer to confirm coverage available.

Site Map

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
4-027

15-73



REVISED
02-28-87=51
04-23-97=52-LSL
01-19-11=R/S-KB

Assessor's Map Bk.015, Pg.73
Sonoma County, Calif. (ACAD)

HYBRID 1-19-11 KB

Amenities/Location Map



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