



WINDSOR TOWN GREEN CONDO

507 DAVID CLAYTON LANE, WINDSOR, CA 95492

500 BICENTENNIAL WAY, SUITE 310 | SANTA ROSA, CA 95403 | WCOMMERCIALRE.COM

OFFICE / RETAIL CONDO FOR SALE



PRESENTED BY:

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707.570.9855

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CALBRE #01414195

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by W Real Estate in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

Todd Schapmire, Realtor®/Team Leader

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November 13, 2024

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$359,000
Building Size:	779 SF
Lot Size:	0.018 Acres
Price / SF:	\$460.85
OA Fees:	\$637.17 / Month
Year Built:	2006
Zoning:	TC
APN:	066-700-004

PROPERTY OVERVIEW

Remodeled Windsor Town Green Village office or retail condominium for sale! Incredible location just one block from the new Windsor SMART train station and the Windsor Town Green. The property has a glass storefront and features an open layout with laminate hardwood floors, French doors to an office with stone façade, and a separate space in the back that could be a conference room, storage space, or more. The building was constructed in 2006 and has central heat/air, fire sprinklers, and is surrounded by public parking. Water access is available subject to Town approval and fees. This space is one of the few Town Green locations that can be an office. With its modern construction and ideal location, this property offers a compelling opportunity for commercial space. Don't miss your chance to own a desirable commercial property perfectly situated in the highly sought-after Town Green area!

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AERIAL MAP

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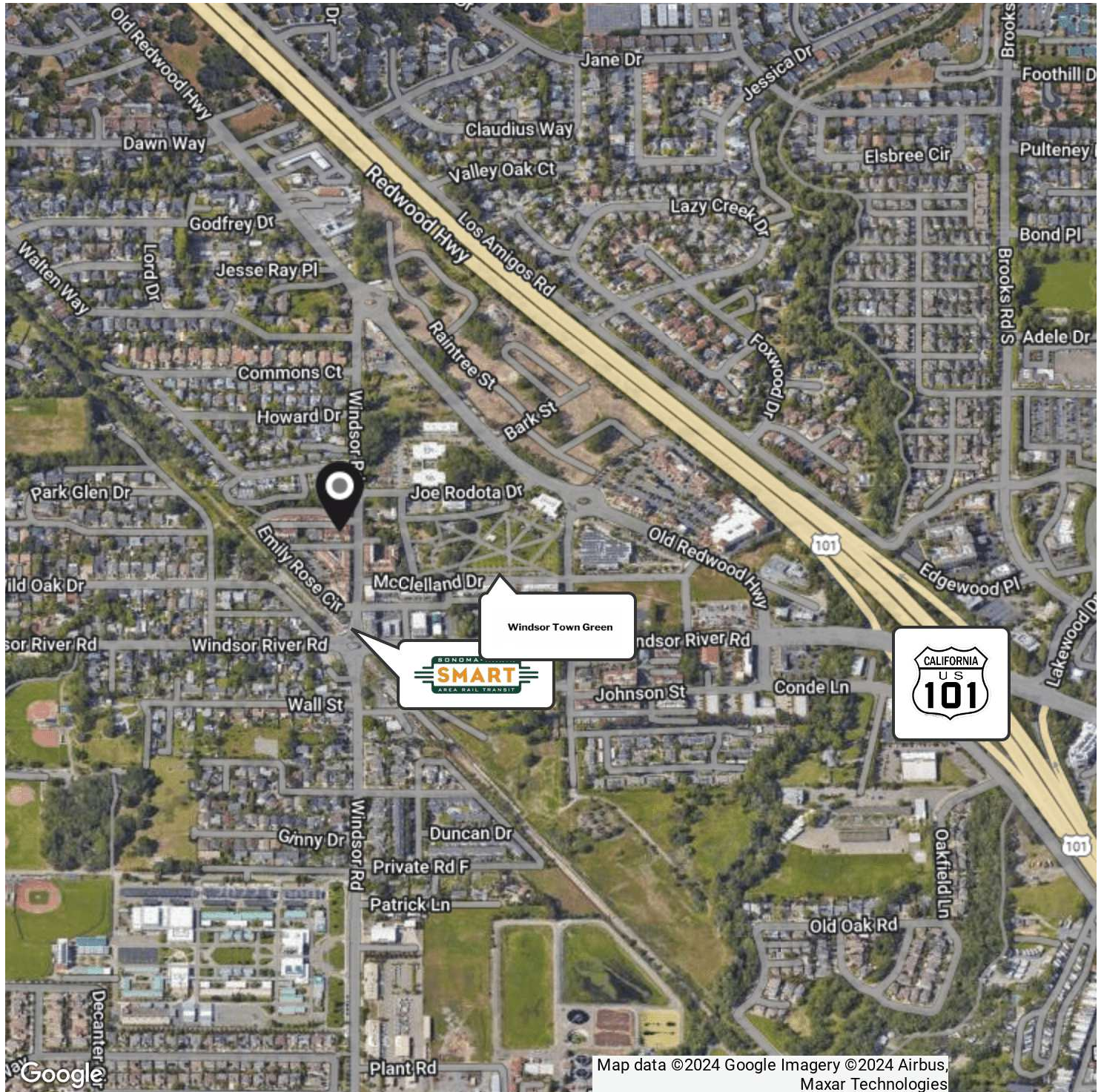
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LOCATION MAP

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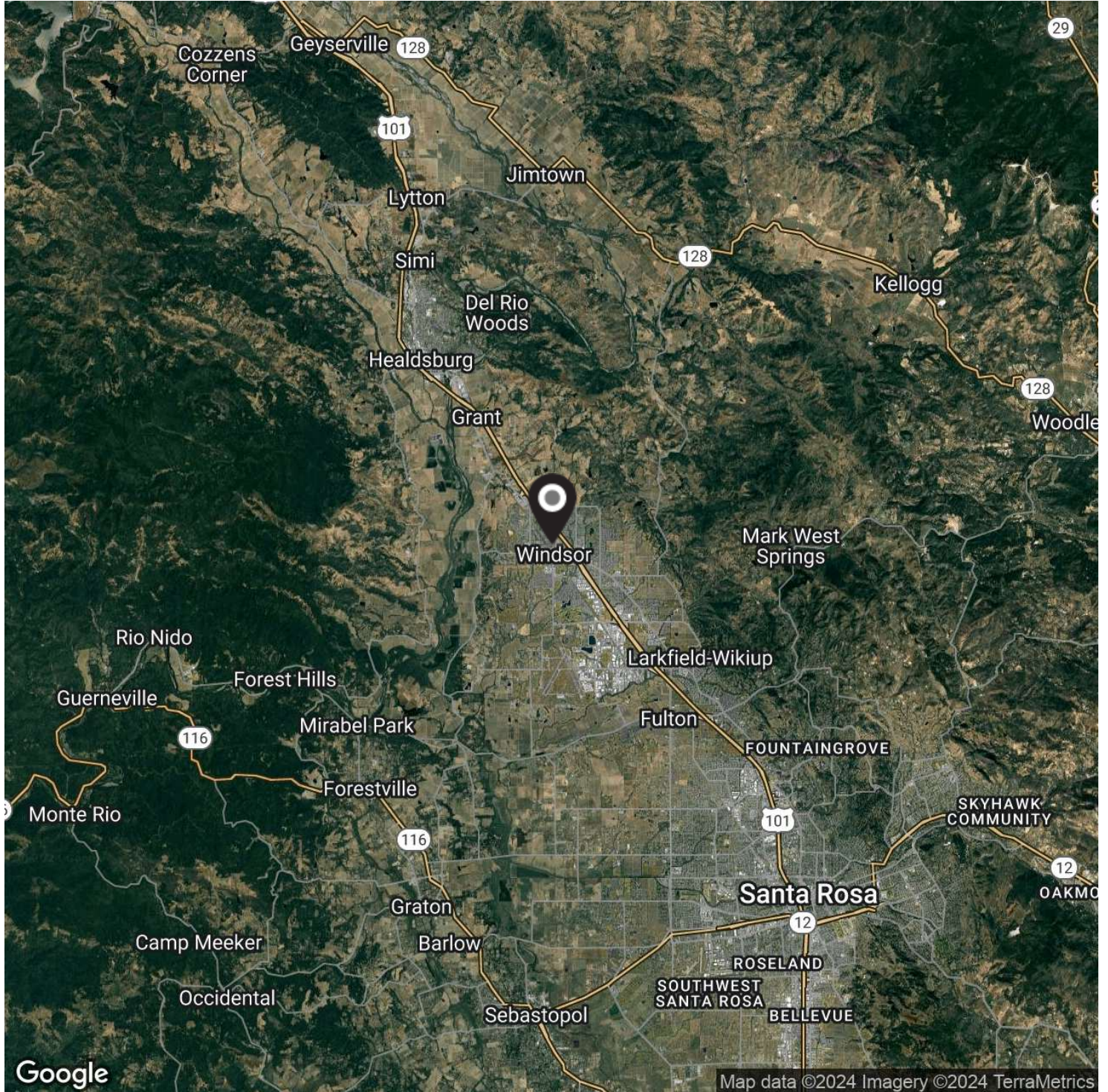
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REGIONAL MAP

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PHOTOS

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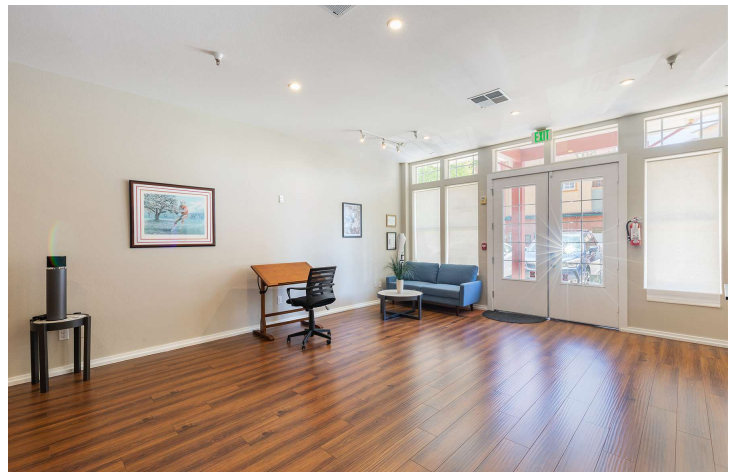
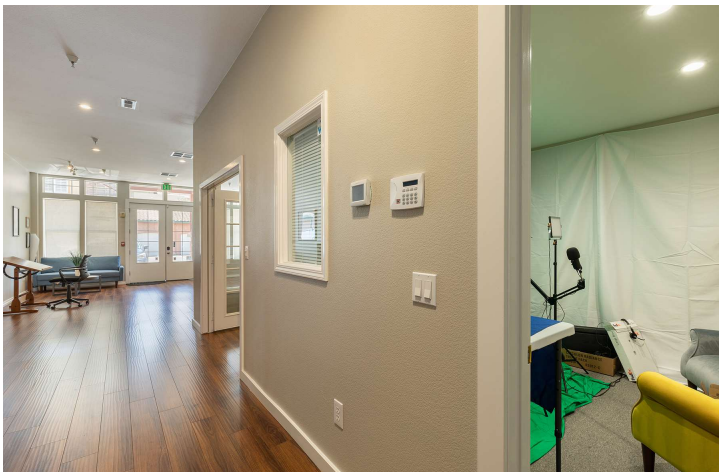
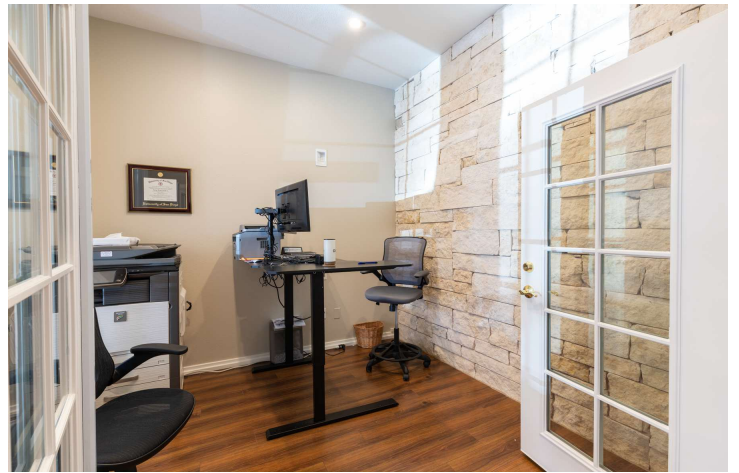
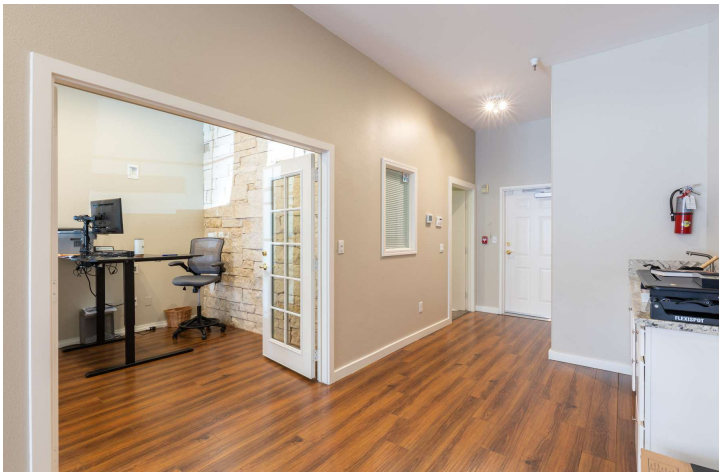
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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

PHOTOS

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DEMOGRAPHICS

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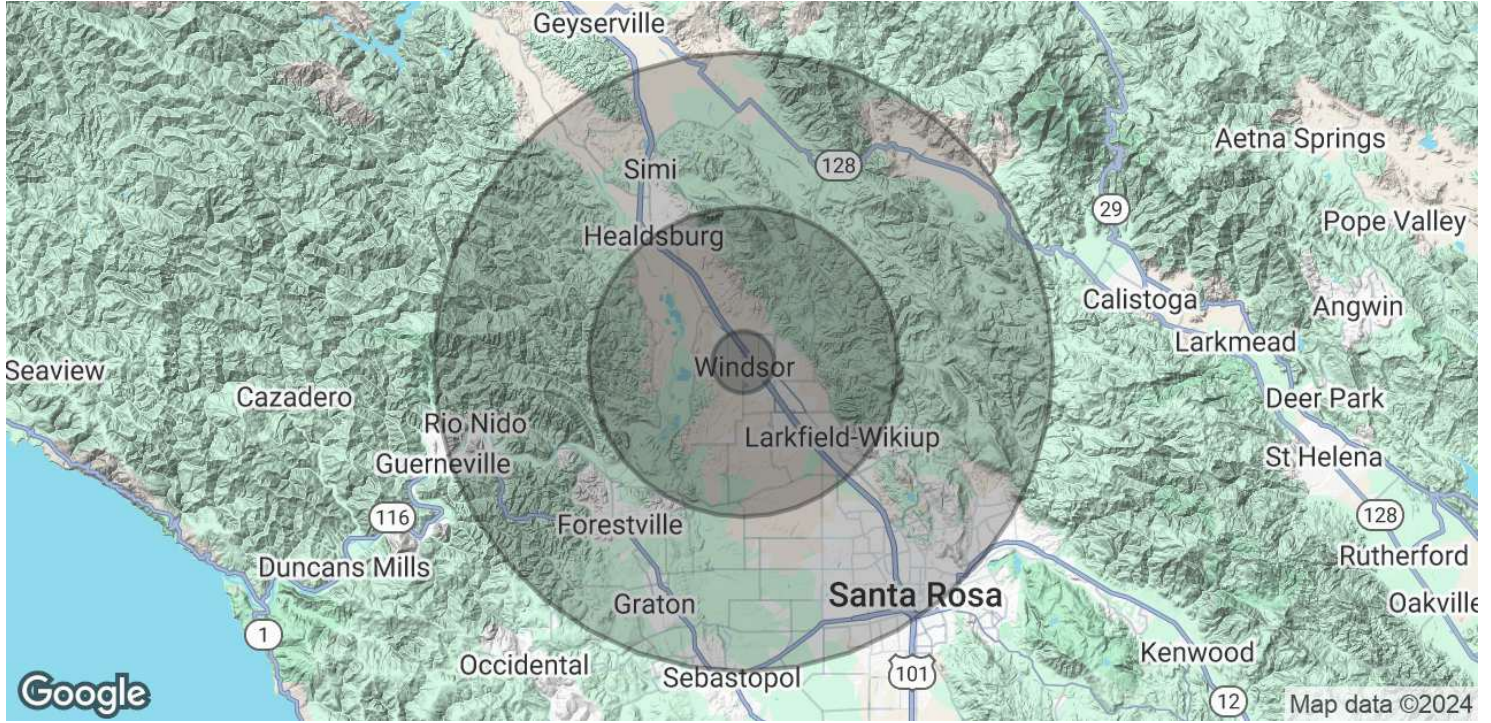
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,970	44,392	197,960
Average Age	38.9	42.5	42.0
Average Age (Male)	39.8	41.5	40.9
Average Age (Female)	39.0	43.5	43.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,651	16,828	79,149
# of Persons per HH	3.0	2.6	2.5
Average HH Income	\$119,696	\$115,881	\$100,846
Average House Value	\$582,065	\$689,352	\$619,498

2020 American Community Survey (ACS)

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