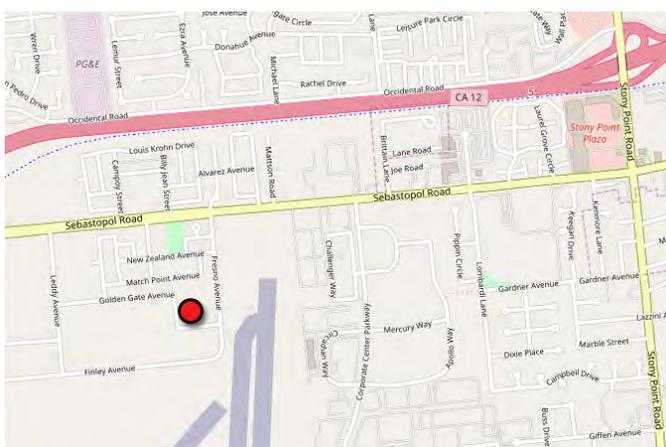
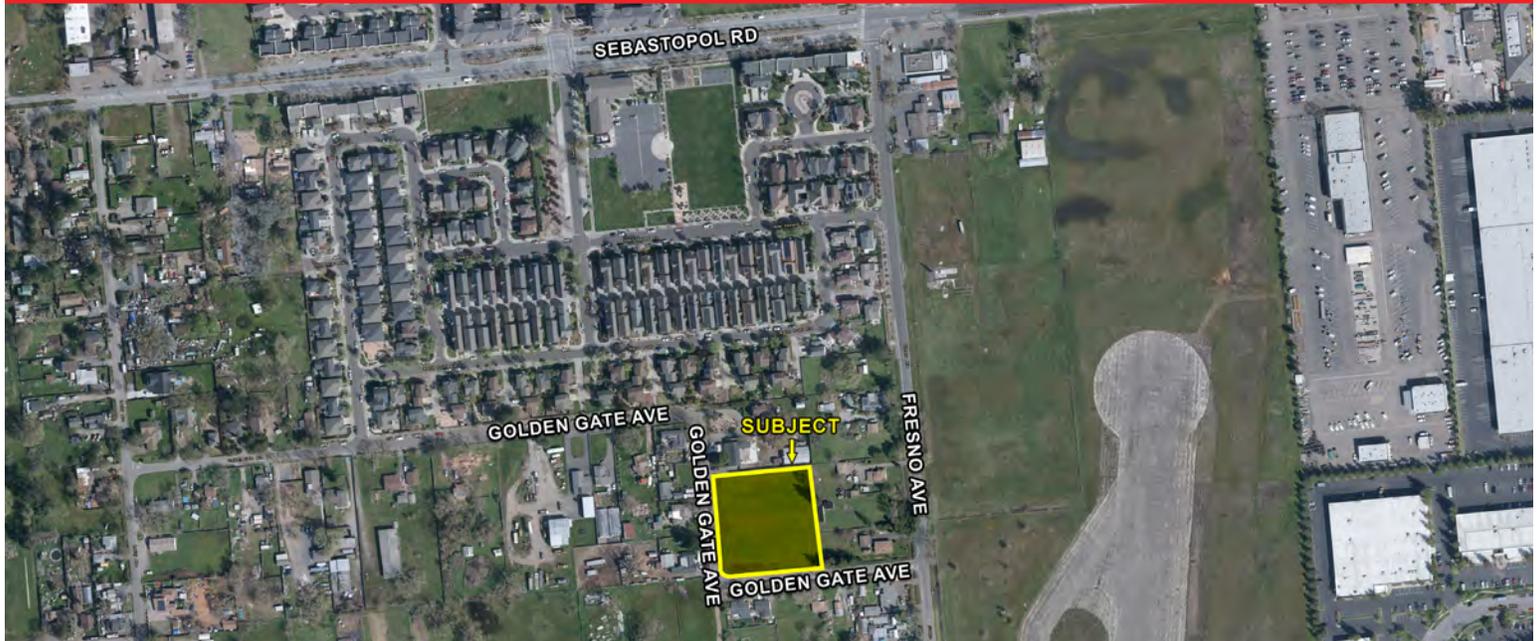


For Sale - 12 Unit Development

3741 Golden Gate Avenue, Santa Rosa, CA



Vicinity Map

SALE PRICE

\$995,000

PROPERTY SUMMARY

- ◆ Final Map Approved
- ◆ 1.5± Acre Site for Small Lot Subdivision with 12 Units (6 have Granny Units)
- ◆ Conceptual Building Plans Approved
- ◆ Walk to New Courtside Village with Retail and Office Amenities
- ◆ CTS (Tiger Salamander) and Wetland Mitigation Studies have been Completed & Offsets Paid For - Permit Process Needs to be Completed
- ◆ Rare Opportunity to Get Ahead of the Building Boom to Come in the Urbanization of Southwest Santa Rosa
- ◆ Improvement Plans Ready to Submit
- ◆ **SELLERS MAY FINANCE**



KEEGAN & COPPIN
COMPANY, INC.
ONCOR INTERNATIONAL

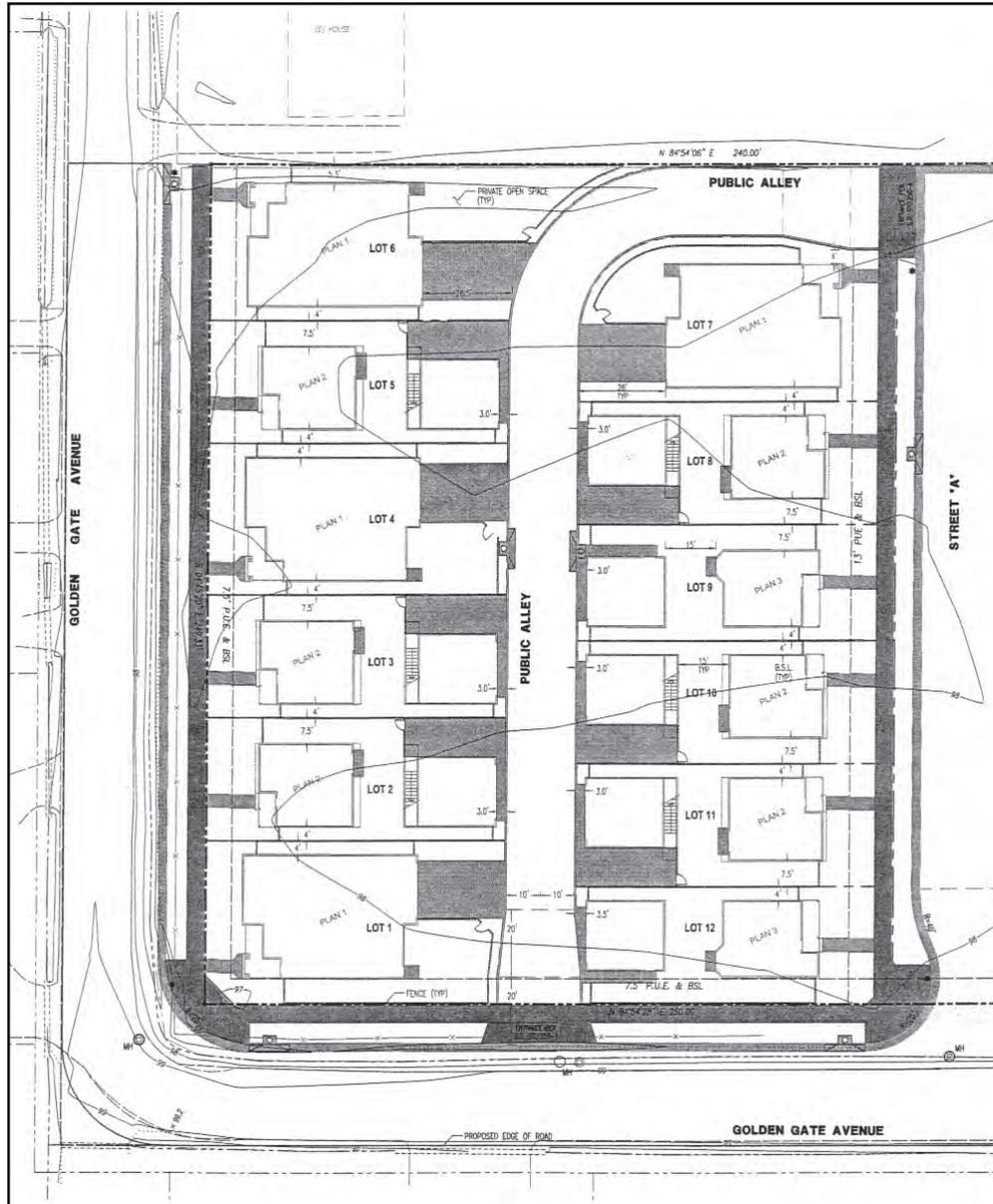
Joel Jaman, Partner

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(707) 528-1400 • Fax: (707) 524-1419
Lic #: 00857563
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SITE PLAN



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3741 Golden Gate Avenue, Santa Rosa, CA

USER SPACE

Residential Land

ADDRESS

3741 Golden Gate Avenue

CITY

Santa Rosa, California
County of Sonoma

AREA

Southwest Santa Rosa

PRICE

\$995,000

ZONING

R1 – 2/6

AP

35-102-04

DESCRIPTION OF SITE

1.5 acres of level land on Golden Gate Avenue in the rapidly appreciating Southwest area of Santa Rosa.

DESCRIPTION OF LOCATION - AREA

Great Southwest Santa Rosa location. Walk to new retail and office amenities. Close to schools, parks and business centers. Easy access to Hwy 101 and other major arterial roads.

UTILITIES

PG&E, telephone and water are to site. The City of Santa Rosa recently completed the sewer project along Golden Gate Avenue.

Note: Before any building permits are issued, there is a remainder lot that must be connected to the City sewer.

DEVELOPMENT POTENTIAL

12 lot subdivision with tentative approval. The 12 lots range in size from 3,221 sf to 4,653 sf. Conceptual building plans have been approved for 12 (2 story) homes ranging in size from 1,211 sf to 1,304 sf. Six (6) of the homes have a 525 sf granny unit above the garage.



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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

CONTACT



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