

# 448 Sebastopol Ave/400 S A Street

Mixed Use Leased Investment For Sale | Santa Rosa, California



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**FOR SALE \$1,299,000**



## PROPERTY HIGHLIGHTS

Rare mixed use investment with development potential in desirable SOFA neighborhood

- Price: \$1,299,000
- 5% cap on in place income
- Building Size: ±4,400 SF
- \$83,832 gross annual income
- Lot Size: ±5,227 SF (0.12 acres)
- Vacant lot included, suitable for development
- Ground floor office with second floor residential
- Additional Parcel: ±5,227 SF adjacent separate parcel included, currently used for surplus parking
- Development Potential
- Year Built: 1949, renovated in 2021
- Parking Ratio: 3.41/1000 SF
- APN: 010-222-002 & APN 010-222-01
- Zoning: NMU (neighborhood mixed use)



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## PROPERTY DESCRIPTION

Located on the corner of Sebastopol Ave and South A Street. The property is located in a NMU (neighborhood mixed use) zoning district. This zoning is intended to allow a broad range of residential and commercial uses.

The property is located directly off US Hwy 101 and is less than a mile from Downtown Santa Rosa in the trendy SOFA neighborhood



Santa Rosa Plaza Mall: 9 Minute Walk (0.4 miles)



SMART Train Stop: 14 Minute Walk (0.7 miles)



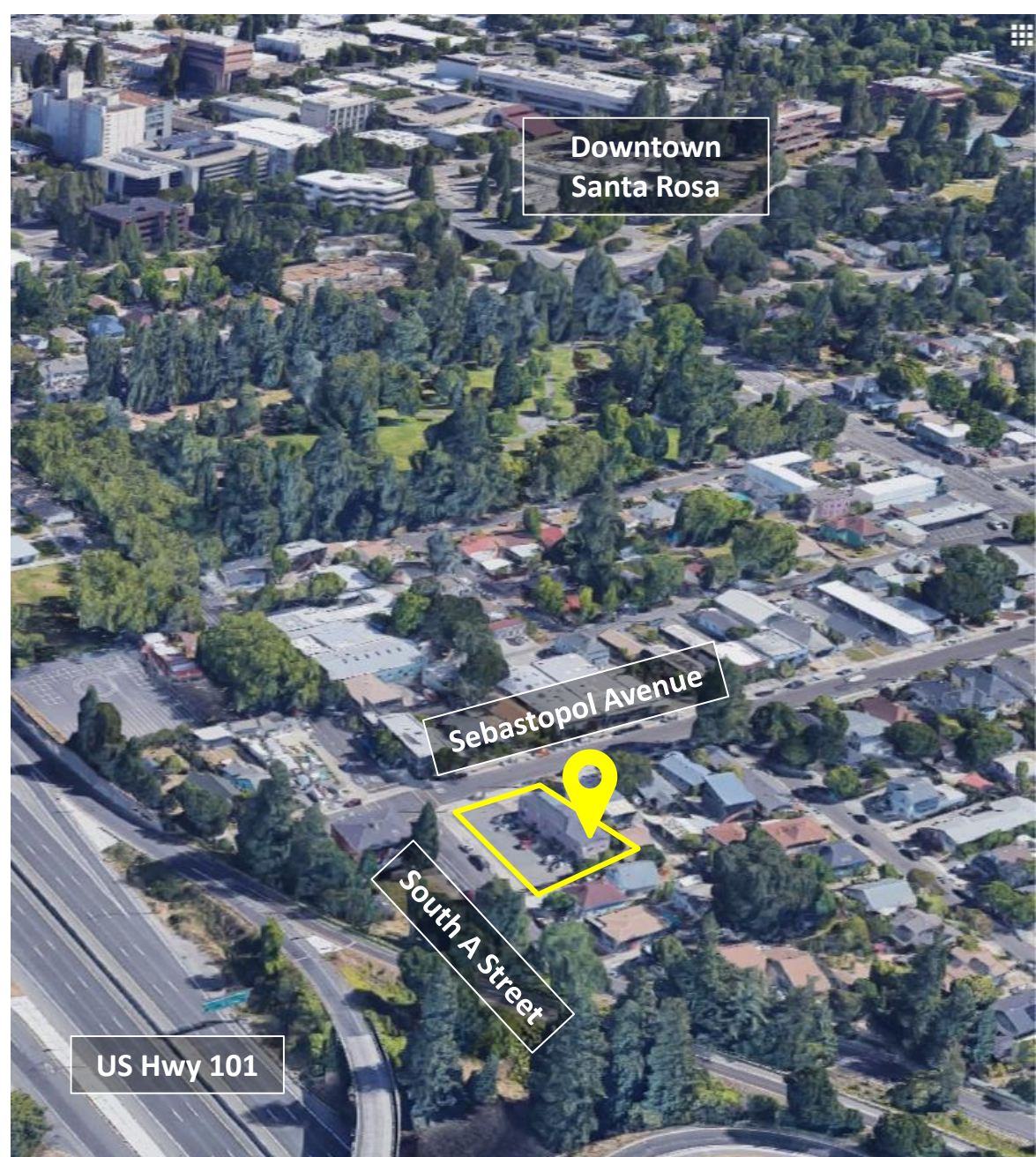
Old Courthouse Square: 12 Minute Walk (0.6 miles)



Julliard Park: 5 Minute Walk (0.2 miles)



Minutes from countless Downtown Restaurants



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