



CHURCH FOR SALE

**8100 VALENTINE AVENUE
SEBASTOPOL, CALIFORNIA**

- **ABUNDANT PARKING**
- **BEAUTIFUL FACILITY**
- **GREAT LOCATION**
- **MATURE NEIGHBORHOOD**

**±14,390 SQUARE FOOT FACILITY
±2.69 ACRE PARCEL**

**REDUCED
PRICE**

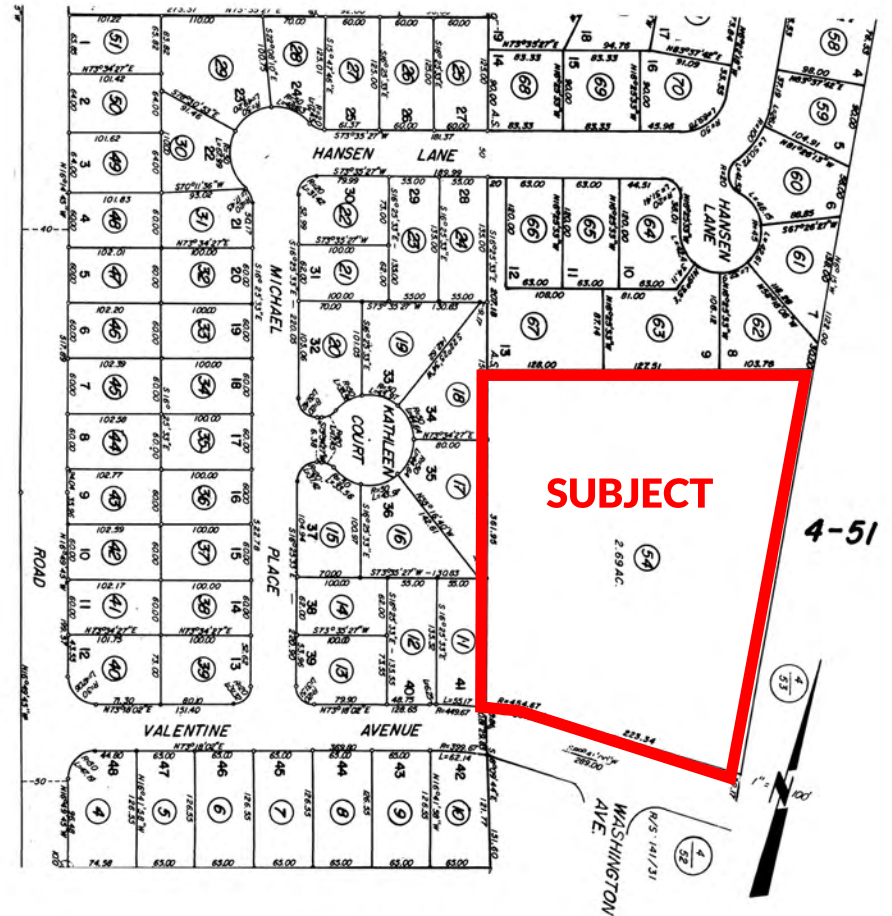


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8100 VALENTINE AVENUE SEBASTOPOL, CALIFORNIA



**SONOMA COUNTY ASSESSOR'S
PARCEL NUMBER 004-510-054**

SIZE DISCLAIMER:

The Assessor acreage measurements are approximate only.
The use of approximate acreage figures does not mean
that more accurate measurements, or a survey, do not exist.



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8001 VALENTINE AVENUE
SEBASTOPOL, CALIFORNIA

ASKING PRICE: ~~\$3,985,000~~ \$3,095,000

THE OPPORTUNITY

This property represents a rare opportunity to obtain a well located and well maintained facility in the highly desirable community of Sebastopol, California. The site is well-positioned for multiple redevelopment possibilities given the strong area demographics and in-fill location.

THE PROPERTY

- ±14,390 Square Foot Facility
- ±142 Parking Stalls (does not include on street parking)
- ±2.69 Acres of Land Area
- Zoned R4 - Single Family Residential - Maximum of 8.7 Dwelling Units Per Acre (City of Sebastopol)

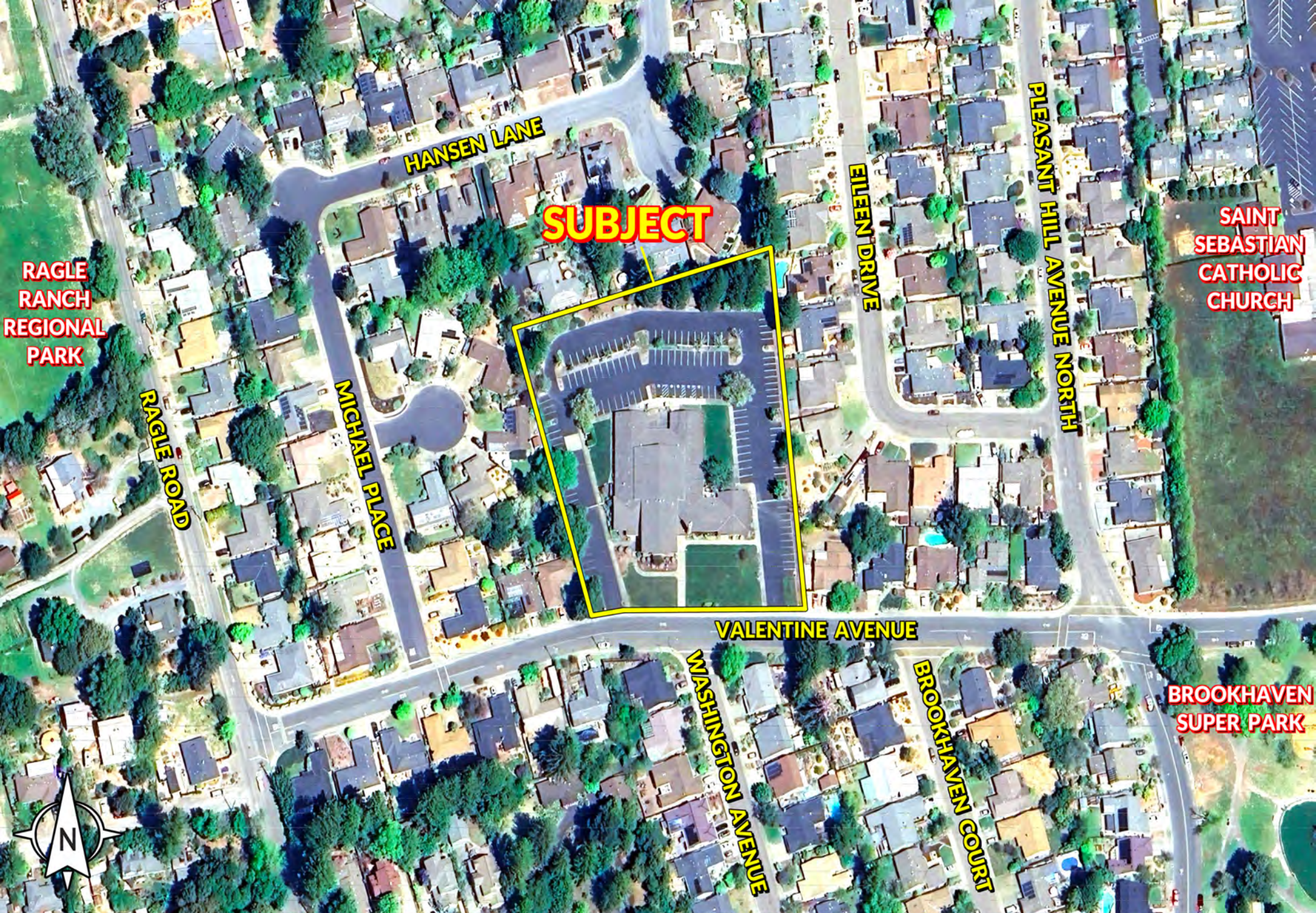
THE POSSIBILITIES

- Affordable Housing Redevelopment
- Childcare Center
- Charter School / Private School
- Community Center
- Multifamily Redevelopment
- Nonprofit Headquarters
- Office Uses
- Professional or Vocational Training
- Public/Quasi-Public Uses
- Religious Assembly
- Residential Care Facility
- Senior Housing Redevelopment

Note: All uses are subject to discretionary governmental approval, which cannot be guaranteed. Some listed uses would require rezones, use permits and/or other entitlements, which may not occur.

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.





SUBJECT

RAGLE RANCH REGIONAL PARK

SAINT SEBASTIAN CATHOLIC CHURCH

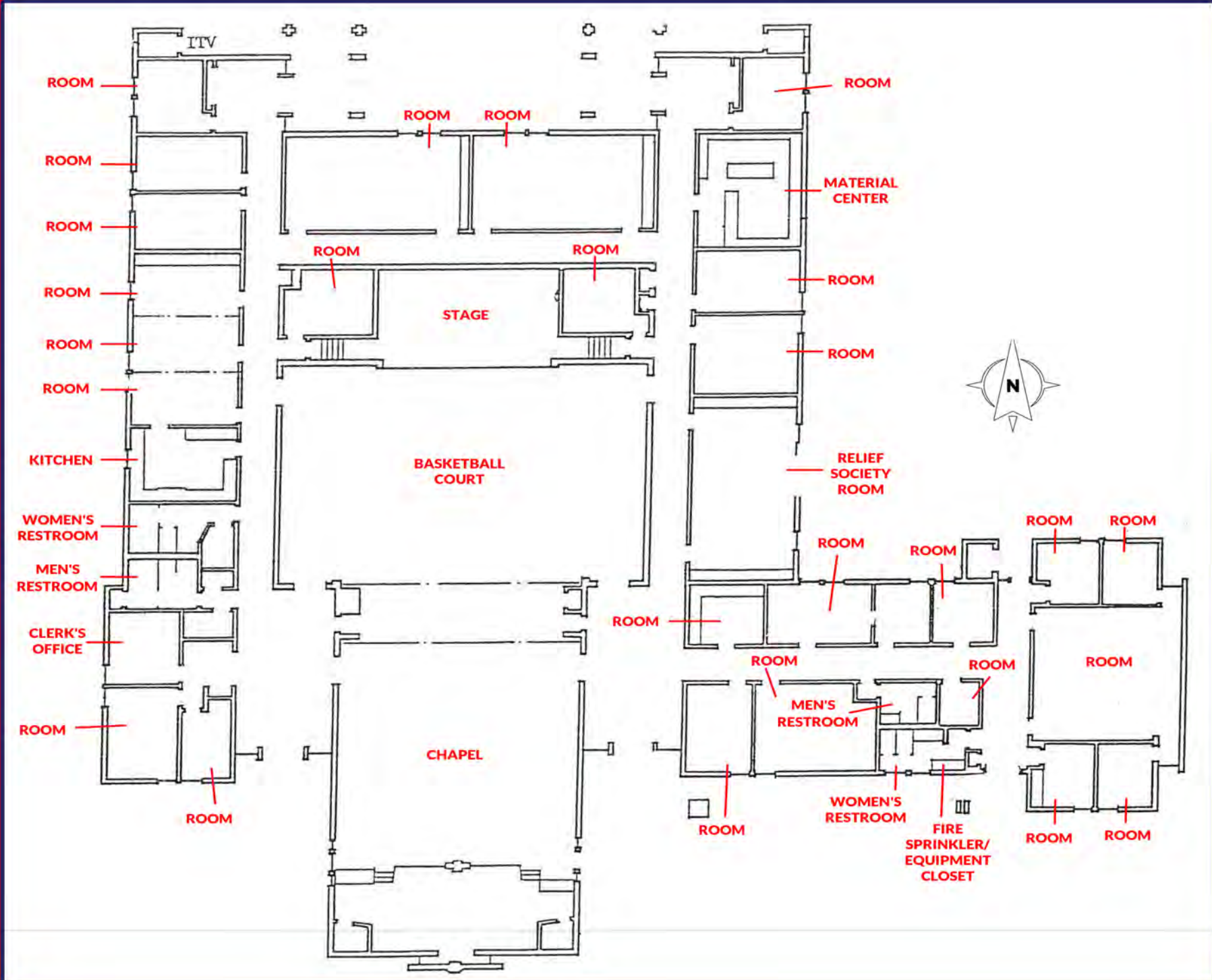
BROOKHAVEN SUPER PARK

**7100 VALENTINE AVENUE
SEBASTOPOL, CALIFORNIA**

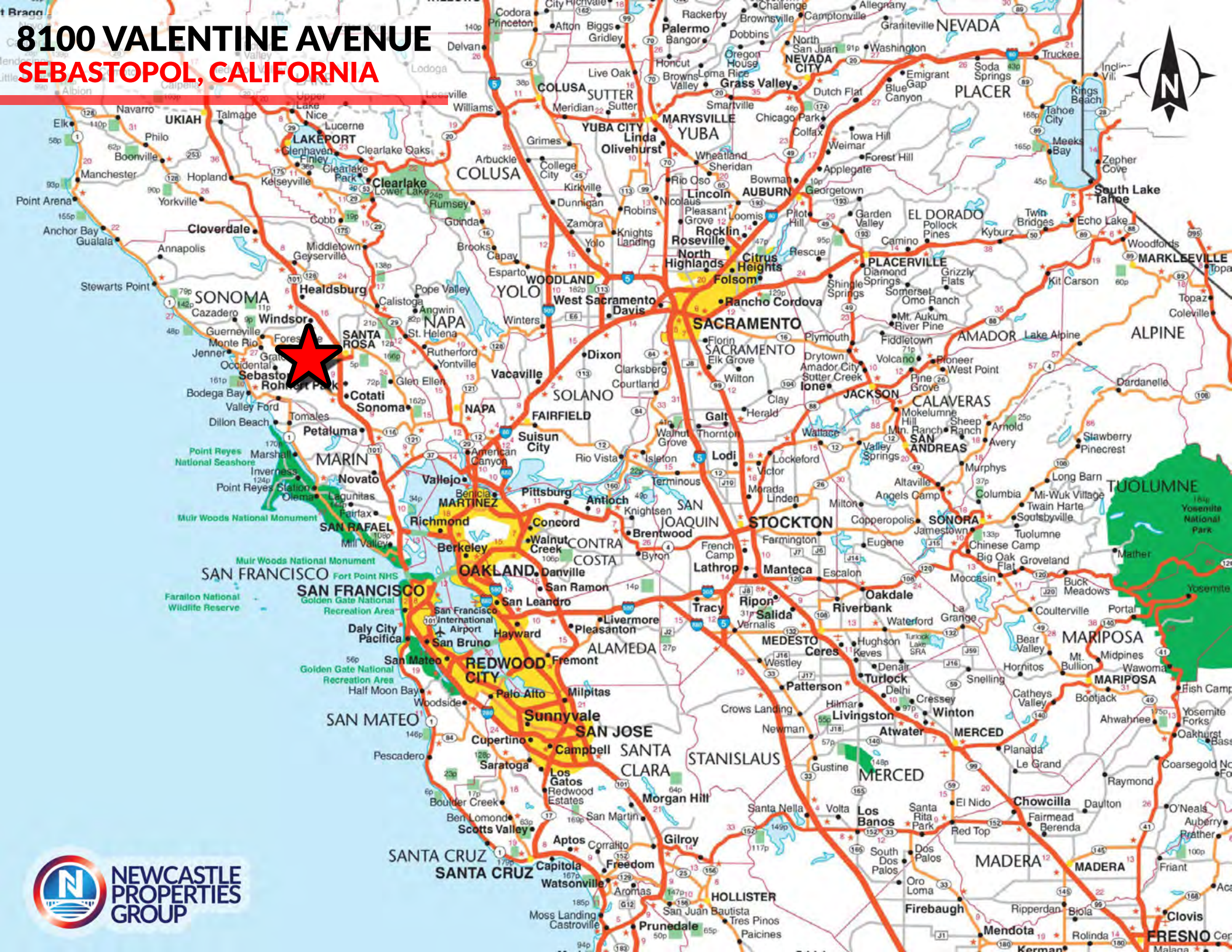


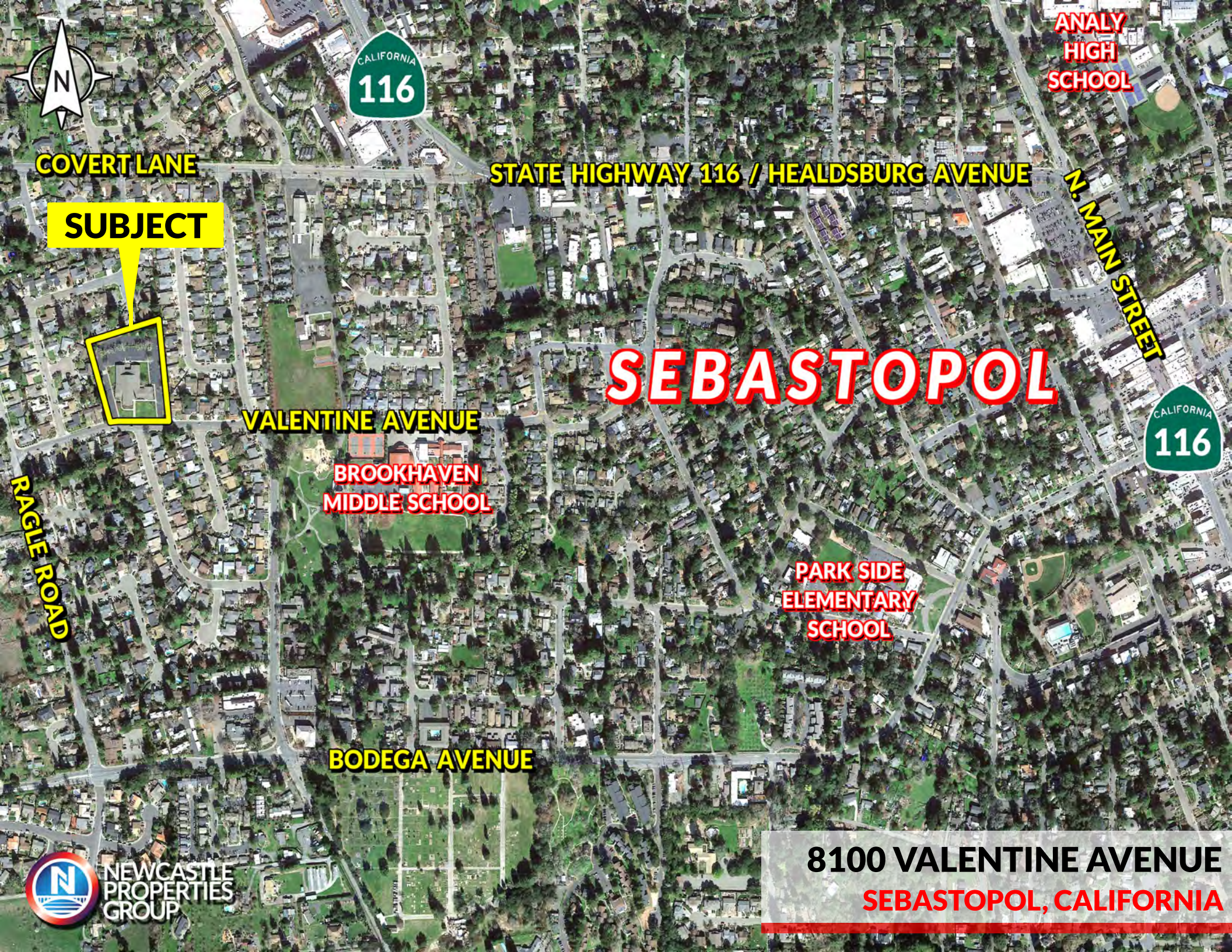
8100 VALENTINE AVENUE
SEBASTOPOL, CALIFORNIA

FLOOR PLAN MAP



8100 VALENTINE AVENUE SEBASTOPOL, CALIFORNIA





**ANALY
HIGH
SCHOOL**

COVERT LANE

STATE HIGHWAY 116 / HEALDSBURG AVENUE

N. MAIN STREET

SUBJECT



SEBASTOPOL



VALENTINE AVENUE

**BROOKHAVEN
MIDDLE SCHOOL**

**PARK SIDE
ELEMENTARY
SCHOOL**

RAGLE ROAD

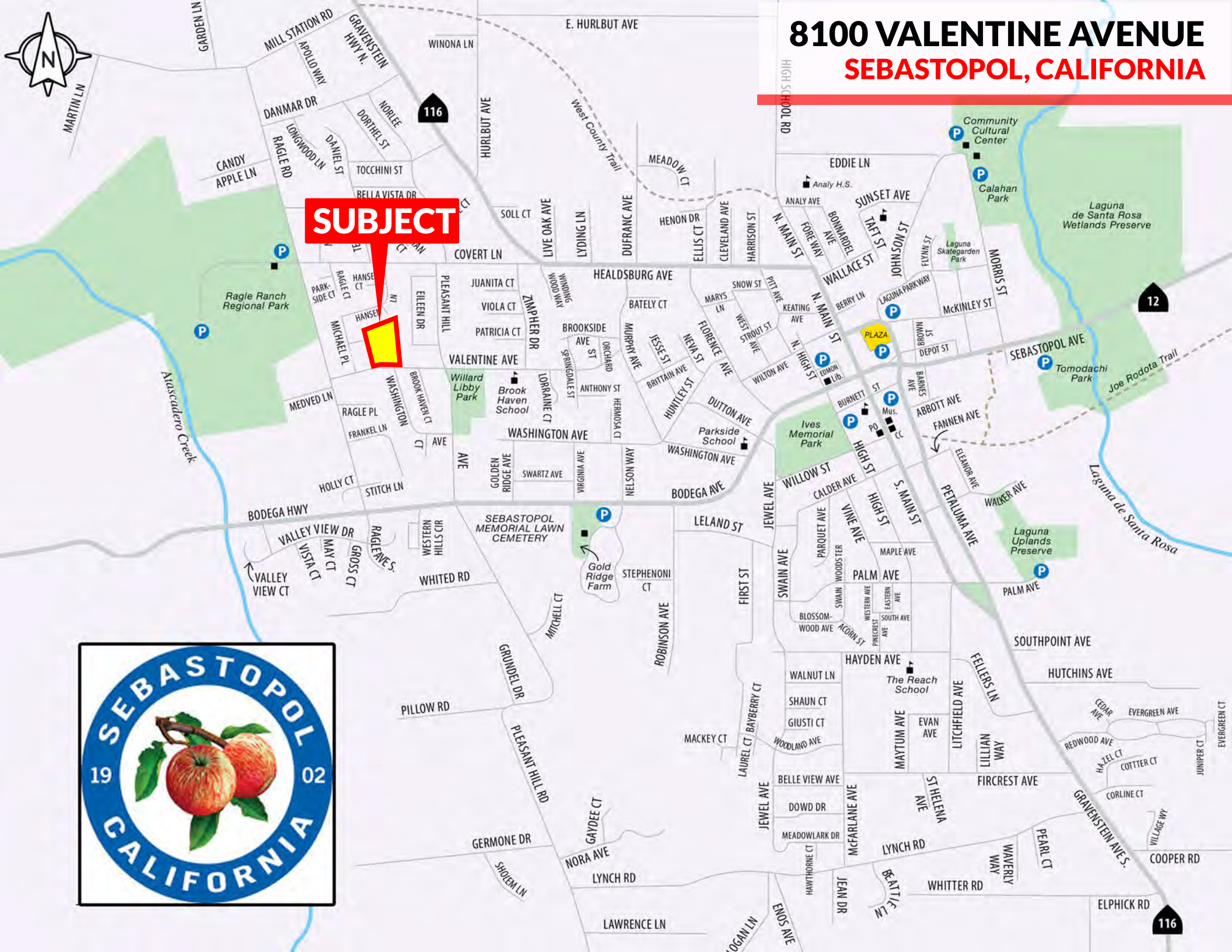
BODEGA AVENUE



**8100 VALENTINE AVENUE
SEBASTOPOL, CALIFORNIA**

8100 VALENTINE AVENUE SEBASTOPOL, CALIFORNIA

SUBJECT



8100 VALENTINE AVENUE SEBASTOPOL, CALIFORNIA

ZONING MAP

SUBJECT

Legend

- Sebastopol City Limits
- Assessor Parcel Boundaries

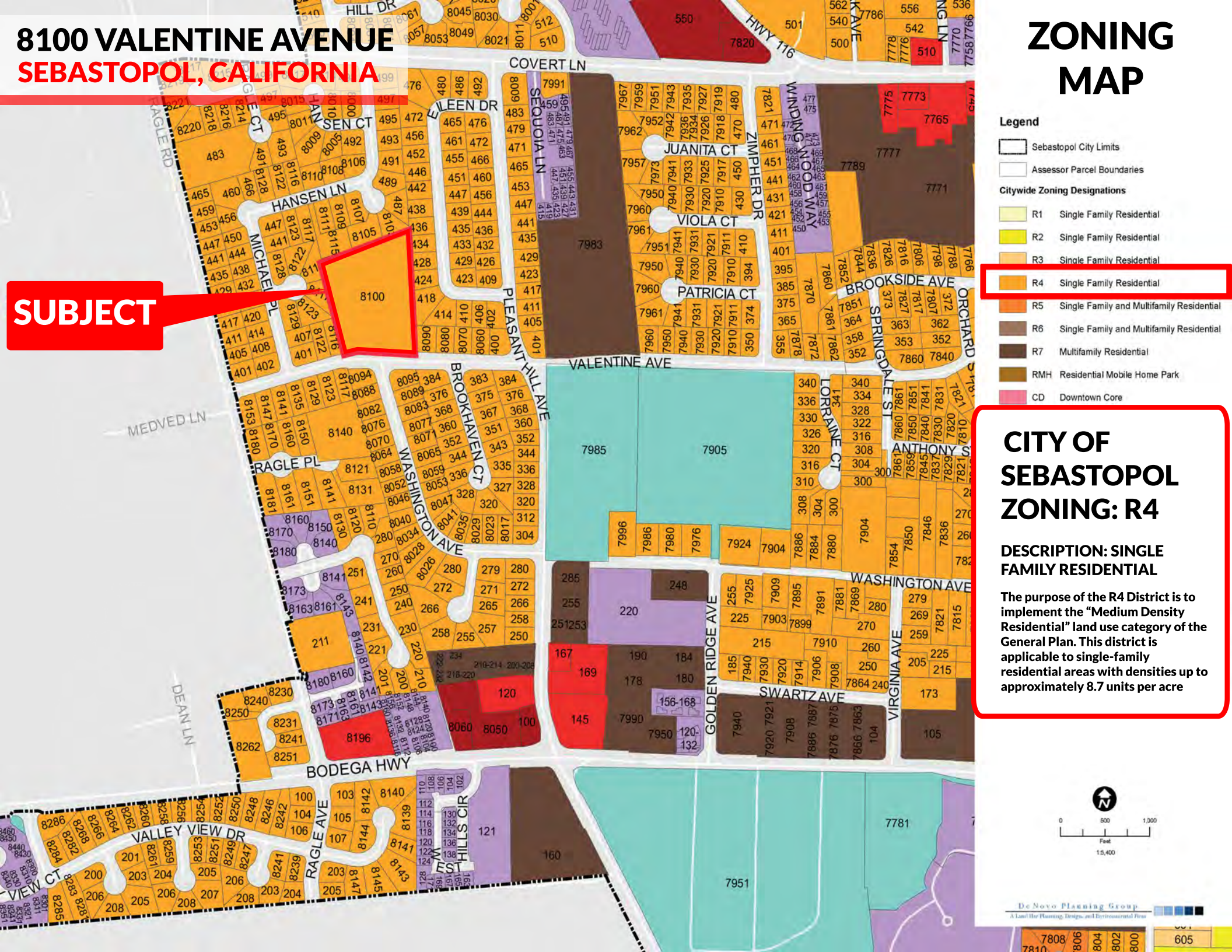
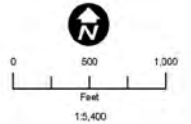
Citywide Zoning Designations

- R1 Single Family Residential
- R2 Single Family Residential
- R3 Single Family Residential
- R4 Single Family Residential**
- R5 Single Family and Multifamily Residential
- R6 Single Family and Multifamily Residential
- R7 Multifamily Residential
- RMH Residential Mobile Home Park
- CD Downtown Core

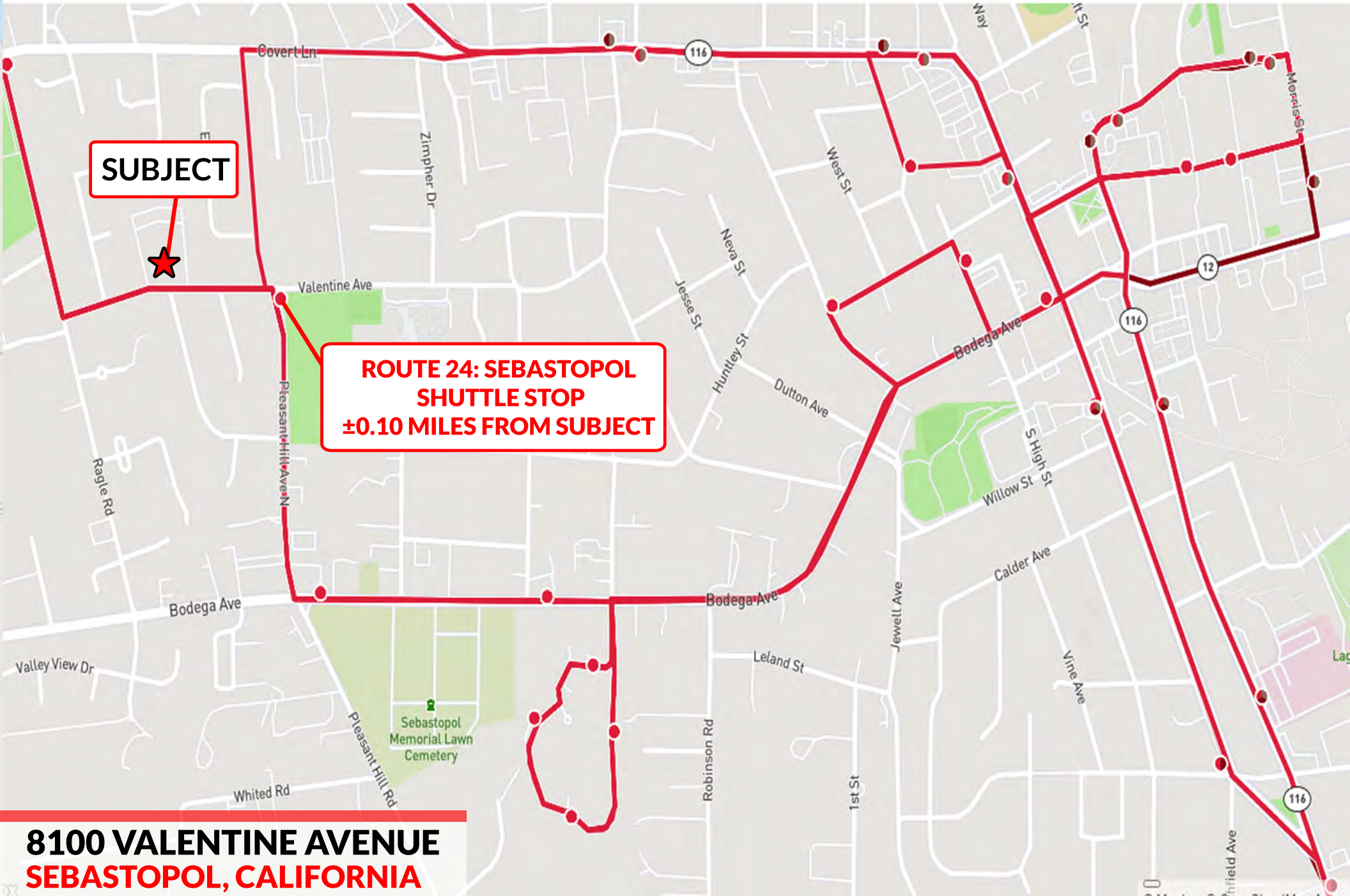
CITY OF SEBASTOPOL ZONING: R4

DESCRIPTION: SINGLE FAMILY RESIDENTIAL

The purpose of the R4 District is to implement the "Medium Density Residential" land use category of the General Plan. This district is applicable to single-family residential areas with densities up to approximately 8.7 units per acre



-  24: SEBASTOPOL SHUTTLE
[SEE SCHEDULE](#)
-  26: SEBASTOPOL, COTATI, ROHNERT PARK
[SEE SCHEDULE](#)



8100 VALENTINE AVENUE
SEBASTOPOL, CALIFORNIA



MILL STATION ROAD

HIGH SCHOOL ROAD

SUBJECT



HEALDSBURG AVENUE

SEBASTOPOL

SEBASTOPOL AVENUE



BODEGA HIGHWAY

RAGLE ROAD

GRAVENSTEIN HIGHWAY



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±2.69 ACRE PARCEL

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