



# 1105 University Avenue – For Sale

1105 UNIVERSITY AVENUE, HEALDSBURG, CA 95448

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# Property Summary

1105 UNIVERSITY AVENUE | HEALDSBURG

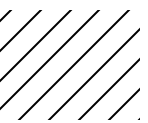


## Property Description

This commercial property offers a prime opportunity within an established school and church corridor just minutes from downtown Healdsburg. The building features a functional, adaptable open layout suitable for a variety of commercial uses including church, school, office, professional services, non profit or specialty uses (buyer to verify zoning and permitted uses). With strong street presence, convenient access, and proximity to surrounding neighborhood services and residential areas, the location benefits from consistent local traffic and visibility. Positioned in one of Sonoma County's most desirable areas, this property presents an excellent opportunity for owner-users or investors seeking long-term value in the heart of Wine Country.

## OFFERING SUMMARY

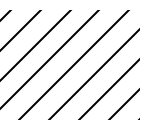
Sale Price:	\$895,000
Lot Size:	0.37 Acres
Building Size:	3,200 SF
Property Type:	Special Purpose
Property Subtype:	Church
APN #	002-460-029
Year Built:	1999



# Floor Plan

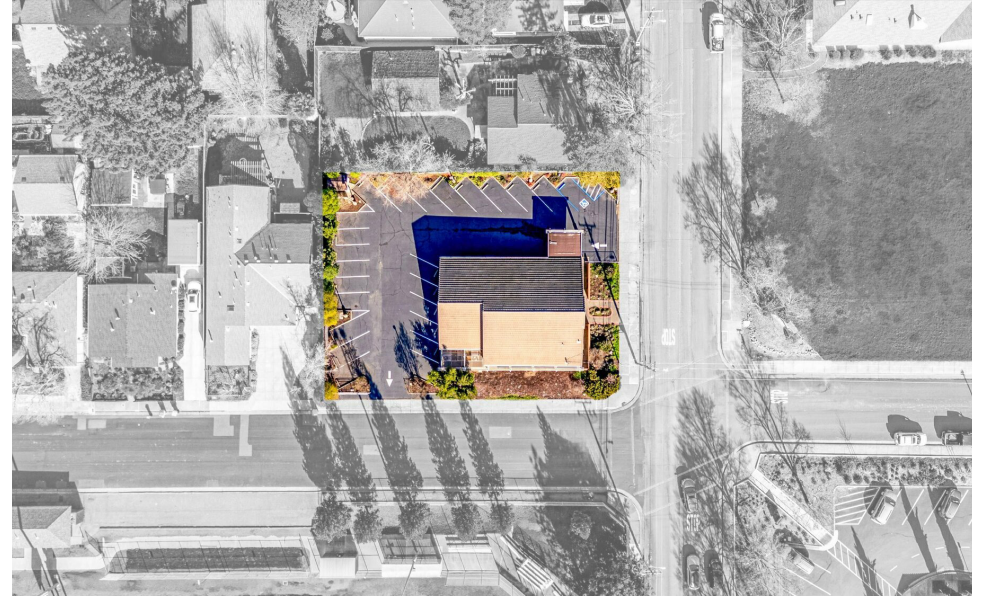
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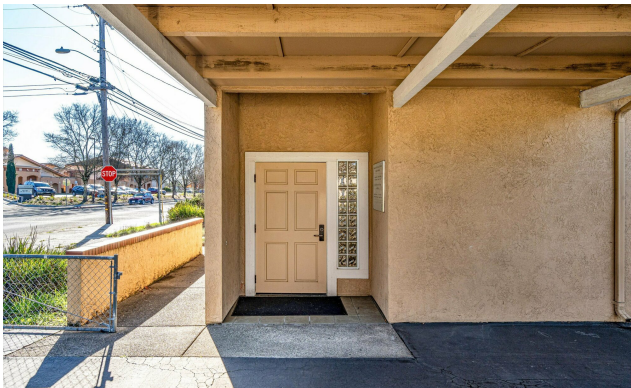
# Ariel Photos

1105 UNIVERSITY AVENUE | HEALDSBURG



# Additional Photos

1105 UNIVERSITY AVENUE | HEALDSBURG





## About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

500 BICENTENNIAL WAY, SUITE 310  
SANTA ROSA, CA 95403

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WCOMMERCIALRE.COM





# About Healdsburg

Discover the charm of Healdsburg, CA, a picturesque town surrounded by renowned wineries, boutique shops, and farm-to-table restaurants. Nestled in the heart of Sonoma County, this vibrant community offers a serene backdrop for a special purpose or church investment. The property enjoys close proximity to the historic Healdsburg Plaza, Healdsburg Center for the Arts, and the Russian River, providing ample opportunities for recreation and cultural enrichment. With its scenic vineyards and local attractions, the area captures the essence of California wine country living, making it an appealing location for a special purpose or religious endeavor.

<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	17,153	51,798	160,831
Average Age	46	44	44
Average Age (Male)	45	43	43
Average Age (Female)	47	45	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	6,822	19,352	60,367
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$164,152	\$165,192	\$147,360
Average House Value	\$1,186,366	\$990,665	\$887,686

## 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 the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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