



# 620 Broadway

SONOMA, CA 95476

## RYAN SNOW

SENIOR VICE PRESIDENT, COMMERCIAL DIVISION

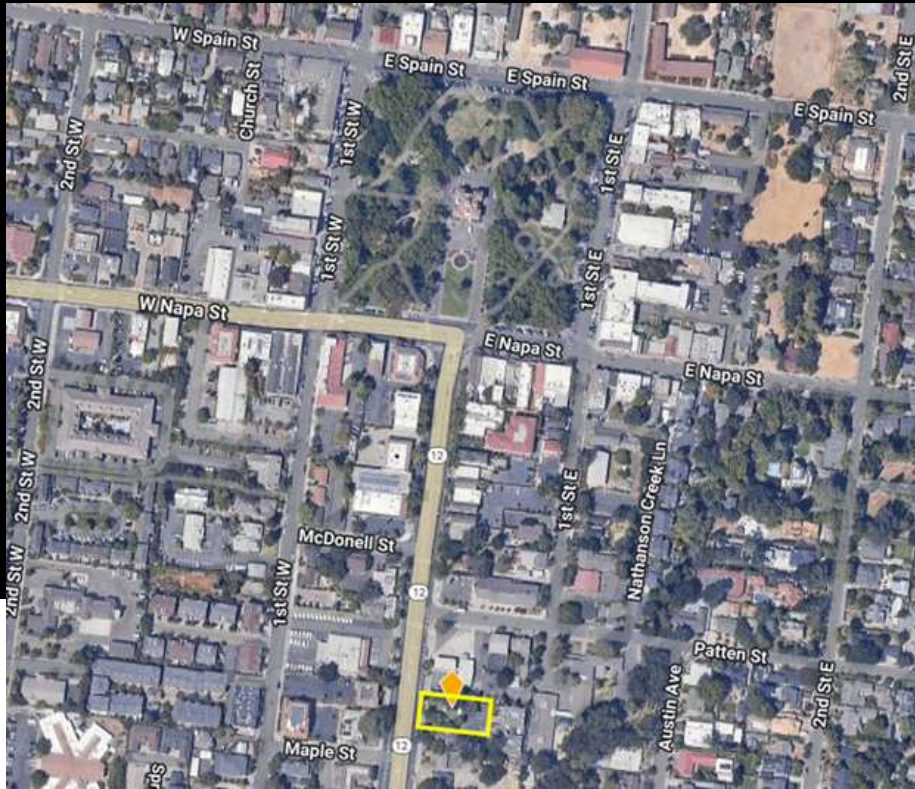
CALDRE #01477677

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## Property Description

First time available in decades - this historic office/retail building, two blocks South of the bustling Sonoma Plaza, is ideal for an owner/user or investor seeking premier City of Sonoma commercial real estate. Incredible Broadway (Sonoma Highway 12) frontage provides potential visibility for wine tasting, professional services/office or other small business. Easement with the adjacent hotel provides ample convenient and covered parking.

BUILDING SIZE: +/- 1,995 SF

PARCEL SIZE: +/- 8,276 SF

PRICE: \$1,800,000



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