

# Versatile Building In Ukiah

195 Low Gap Road, Ukiah, CA 95482



FOR SALE • OFFERING MEMORANDUM



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SECTION 1

# Property Information

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**Property Description**

Well located, versatile building with lots of onsite parking! Previously used as a church, but zoned commercial, the uses are numerous for this 2,508 square foot building situated on a massive 17,253 square foot paved lot! Currently set up with restrooms, office space, a large open room, and a wheel chair ramp for easy access. Located just minutes from Downtown Ukiah one block off State Street on an extremely busy throughfare that goes to Ukiah High School and the County Administration Building. Open layout with lots of windows would allow for easy conversion to office, retail, restaurant, or multiple other uses.

**Location Description**

Discover the vibrant community surrounding the property in Ukiah, CA. Nestled in the heart of Mendocino County, this charming location offers a perfect blend of natural beauty and city amenities. Enjoy easy access to the renowned Ukiah Valley, where lush vineyards and scenic landscapes set the backdrop for leisurely strolls and weekend adventures. Nearby, the Grace Hudson Museum showcases captivating exhibitions celebrating local art and history, while the picturesque Ukiah Golf Course beckons for a round of golf. With an array of dining options, boutique shops, and cultural attractions, the area offers a dynamic and inviting setting for businesses to thrive.

**Offering Summary**

Sale Price:	\$650,000
Lot Size:	0.4 Acres
Building Size:	2,508 SF
Year Built:	1968
APN:	002-080-39
Zoning:	C1
Utilities:	Public Water & Sewer

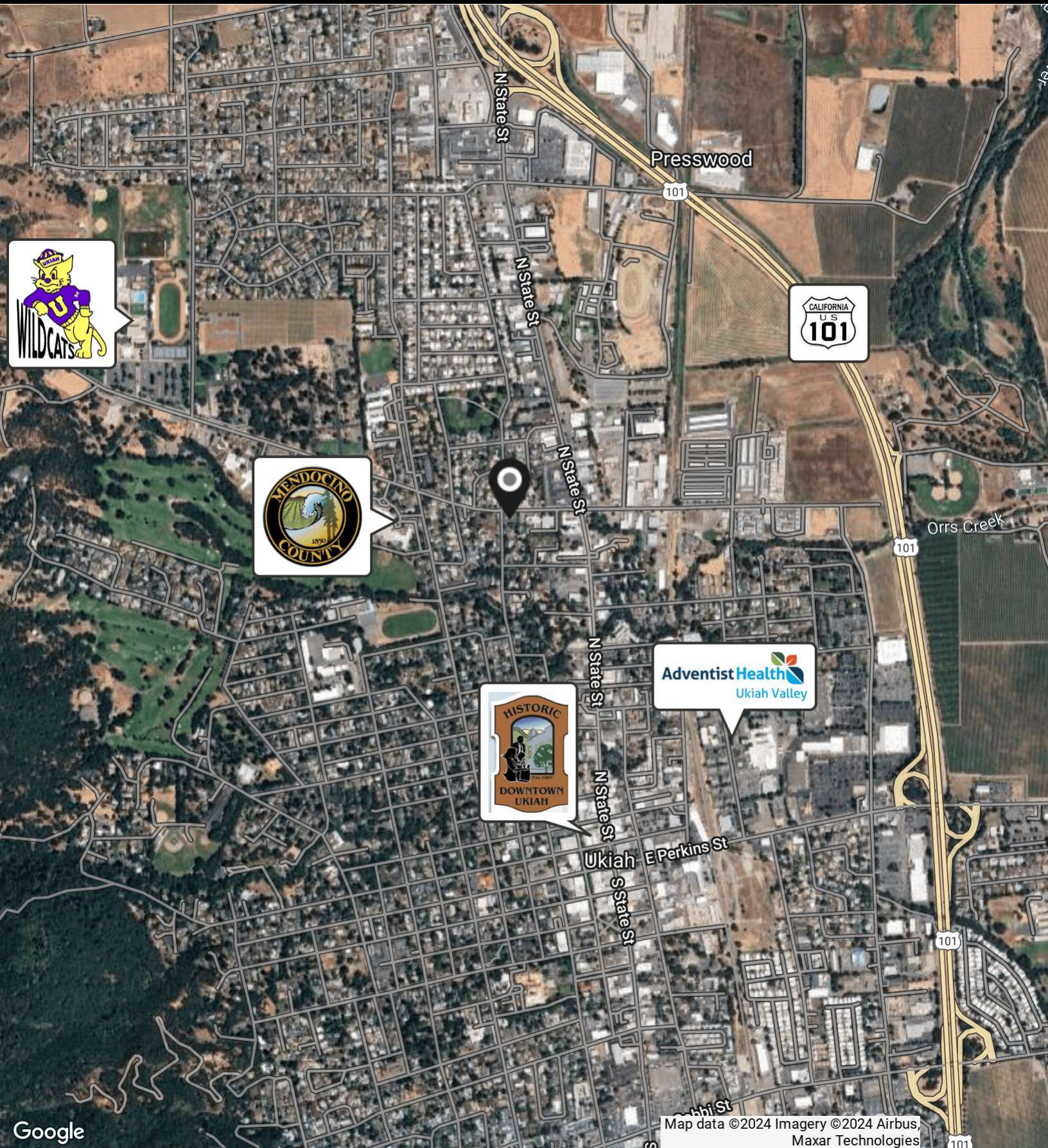


SECTION 2

# Location Information



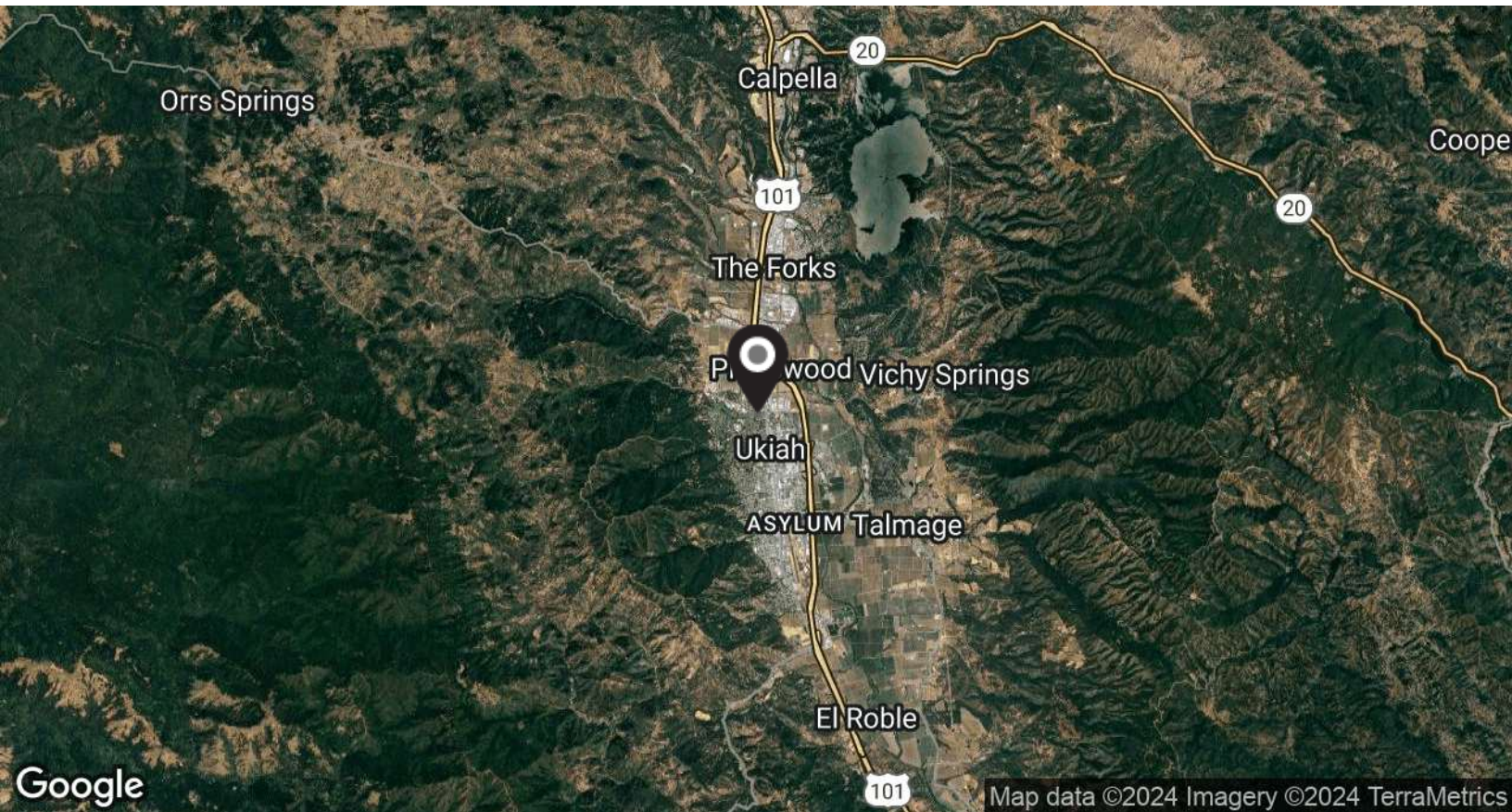
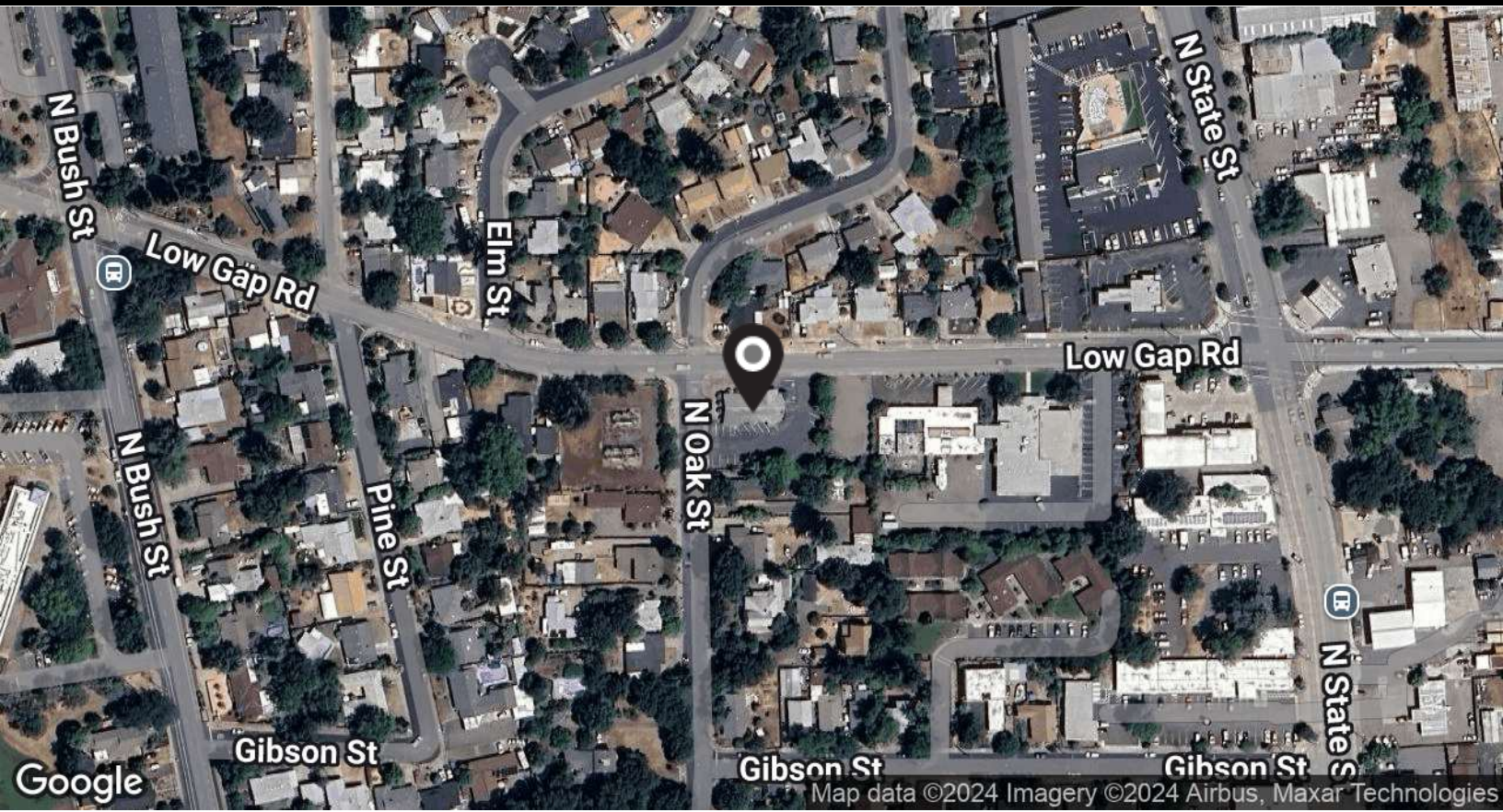




Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies







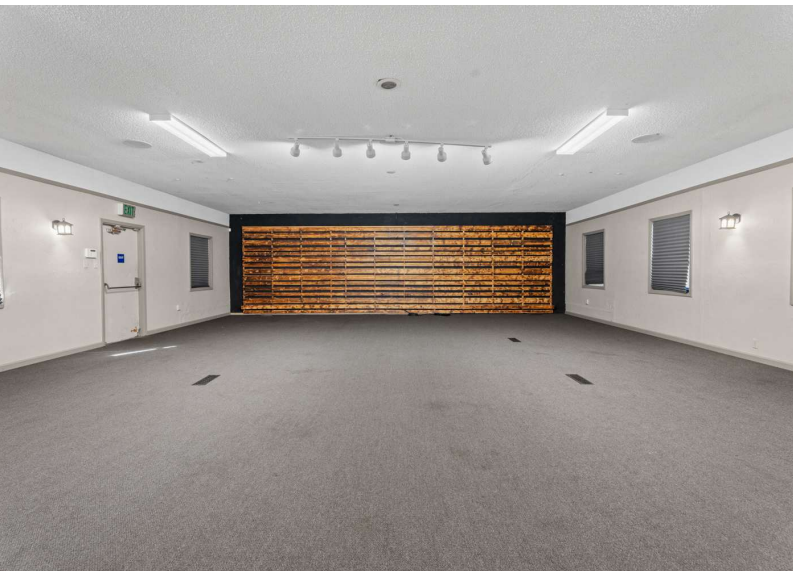


SECTION 3

# Photos

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SECTION 4

# Demographics





Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,166	3,483	9,430
Average Age	39	39	40
Average Age (Male)	37	37	38
Average Age (Female)	41	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	441	1,304	3,675
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$79,570	\$82,442	\$89,732
Average House Value	\$536,846	\$535,709	\$555,286

\* Demographic data derived from 2020 ACS - US Census



Population  
**3,483**



Median Home Value  
**\$535,709**



Average Household Income  
**\$82,442**



Average Age  
**39**

