

# FOR SALE

## Development Opportunity



**COLDWELL BANKER  
COMMERCIAL**  
BROKERS  
OF THE VALLEY



## Highway 29, American Canyon (3302 & 3330 Broadway St.)

### Property Information

#### LOT SIZE

Approximate Lot Size +/- 1.745 Acres Per Tax Record

#### PRICE

\$1,525,000

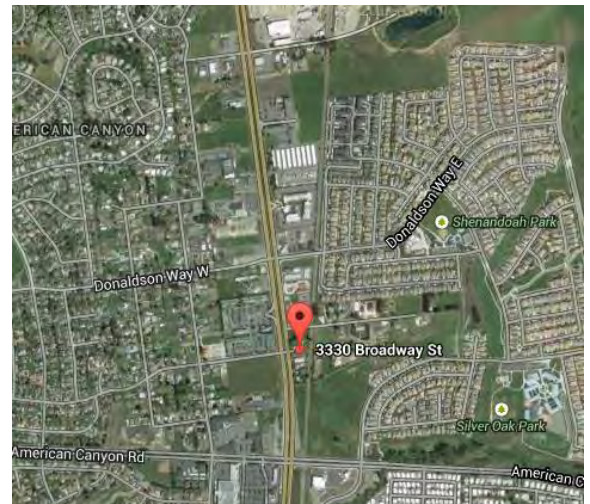
APN's: 059-080-037-000, 059-080-036-000

#### UPON REQUEST:

- Fault Line Study
- Survey
- Soils Report
- Phase 1 Environmental Report

#### BUILDINGS - Not Viable for Future Use

- +/- 5,000 SF Warehouse
- 3 Residences
- 1 Condemned Residence



**Michael J. Moffett**  
(707) 479-1976  
mmoffett@cnapavalley.com  
CalBRE#00946472

**Cathy D'Angelo Holmes**  
(707) 304-3338  
cholmes@cnapavalley.com  
CalBRE#01355085



# FOR SALE

## Development Opportunity



**COLDWELL BANKER  
COMMERCIAL**  
BROKERS  
OF THE VALLEY



**Michael J. Moffett**  
(707) 479-1976  
mmoffett@cnapavalley.com  
CalBRE#00946472

**Cathy D'Angelo Holmes**  
(707) 304-3338  
cholmes@cnapavalley.com  
CalBRE#01355085

The information contained herein is believed, but not warranted, to be current and accurate. Prospective buyers should do their own due diligence to confirm the accuracy of the information provided. ©2022,2023 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office Is Independently Owned and Operated. Coldwell Banker and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

**Coldwell Banker Commercial**  
Brokers of the Valley  
1775 Lincoln Ave., Napa, CA 94558



# FOR SALE

## Development Opportunity



**COLDWELL BANKER  
COMMERCIAL**  
BROKERS  
OF THE VALLEY

## Property Photos



**Michael J. Moffett**  
(707) 479-1976  
mmoffett@cnapavalley.com  
CalBRE#00946472

**Cathy D'Angelo Holmes**  
(707) 304-3338  
cholmes@cnapavalley.com  
CalBRE#01355085

# FOR SALE

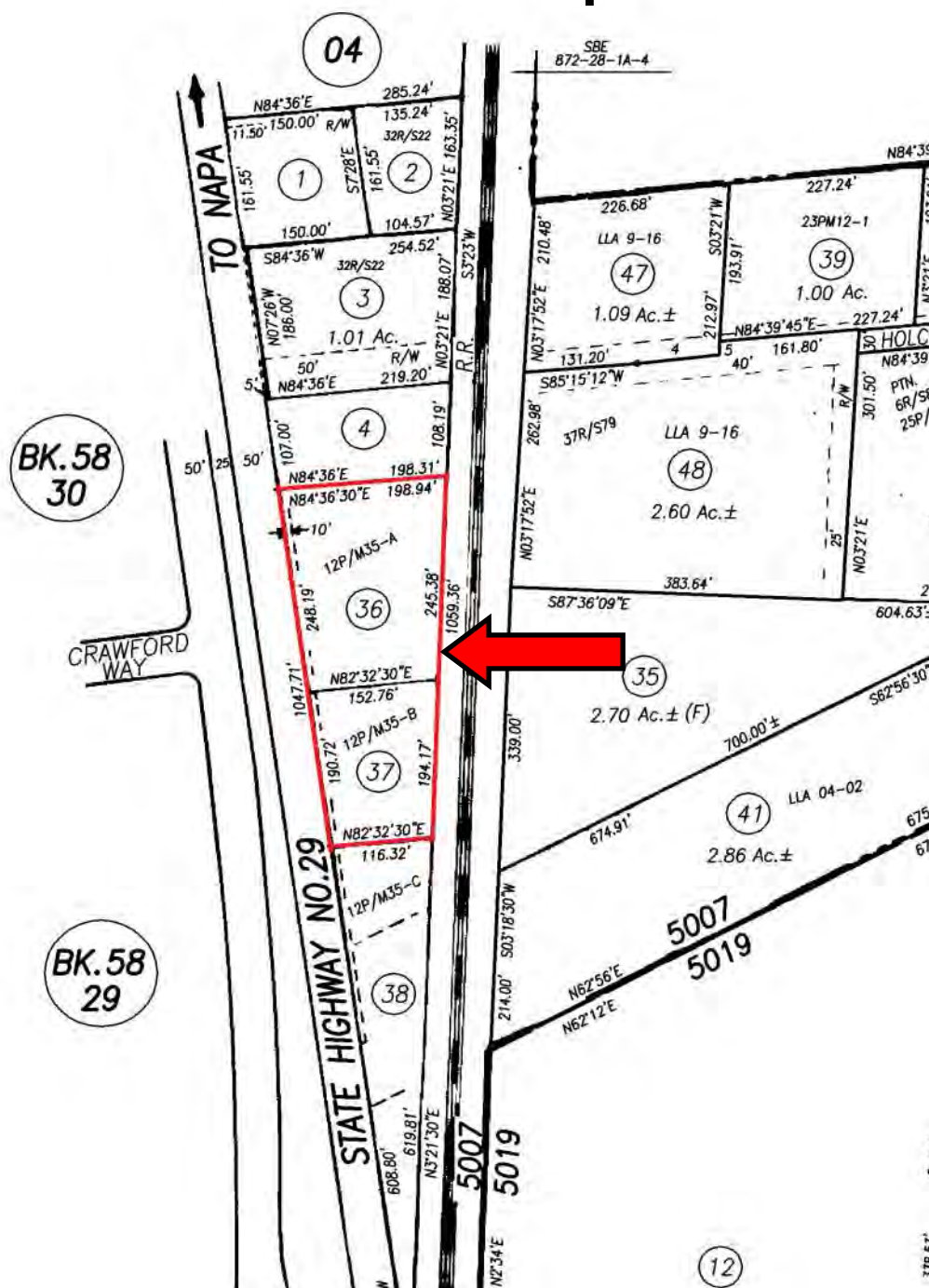
## Development Opportunity



**COLDWELL BANKER  
COMMERCIAL**

BROKERS  
OF THE VALLEY

## Assessor's Map



**Michael J. Moffett**  
(707) 479-1976  
mmoffett@cnapavalley.com  
CalBRE#00946472

**Cathy D'Angelo Holmes**  
(707) 304-3338  
cholmes@cnapavalley.com  
CalBRE#01355085

The information contained herein is believed, but not warranted, to be current and accurate. Prospective buyers should do their own due diligence to confirm the accuracy of the information provided. ©2022,2023 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office Is Independently Owned and Operated. Coldwell Banker and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

**Coldwell Banker Commercial**  
Brokers of the Valley  
1775 Lincoln Ave., Napa, CA 94558

# FOR SALE

## Development Opportunity



**COLDWELL BANKER  
COMMERCIAL**  
BROKERS  
OF THE VALLEY

### Current ZONING UNDER THE NEW General Plan

The property zoning is Local Serving Mixed Use. Recently, the City Council adopted a zone change to allow hotels on Local Serving Mixed Use. Broadway District Specific Plan is available [HERE](#). Allowable uses are listed in Chapter 2, Table 2-3.

Emails from the City of American Canyon can be obtained. Please ask listing agent.

This document was Created by listing agents.

**Michael J. Moffett**  
(707) 479-1976  
mmoffett@cbnapavalley.com  
CalBRE#00946472

**Cathy D'Angelo Holmes**  
(707) 304-3338  
cholmes@cbnapavalley.com  
CalBRE#01355085