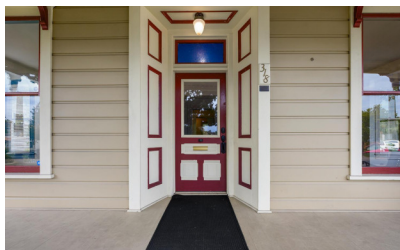


318 S Main Street | Sebastopol

\$895,000



W
REAL ESTATE



1,404 SQFT | 0.22 ACRES LOT

Discover a rare opportunity to own a charming historic property in the heart of downtown Sebastopol. Offering excellent visibility, a spacious lot, and a versatile layout, this distinctive property is ideally suited for an owner-user seeking a professional office in a highly desirable downtown setting. Most recently operated as a dental office, the building features a welcoming front waiting room, reception/front desk area, dedicated office space, and three private office/examination rooms. The approximately 9,750-square-foot lot provides a generous setting with mature landscaping along the front and six dedicated parking spaces located at the rear. Adding to the property's versatility, there may be potential to convert the building back to a residential unit, subject to building, planning and permitting approval. Whether envisioned as a professional office, owner-user space, or future residential opportunity, this property offers flexibility and character that are increasingly difficult to find in downtown Sebastopol. A truly special opportunity to own a piece of Sebastopol's history while enjoying the convenience, visibility, and vibrancy of being in the heart of downtown.



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Information deemed reliable, but not guaranteed.

