



FOR SALE - OWNERSHIP INTEREST/MEDICAL OFFICE

4655 HOEN AVE #1,
SANTA ROSA, CA 95405

Northern California's Premier Commercial Real Estate Firm



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

ASKING PRICE

Price:	\$475,000
Price per Sq. Ft.:	\$153.03

4655 Hoen Ave

This offering presents a rare opportunity to acquire an approximately 20.38% membership interest in Summerfield Land Development Group, LLC, owner of the professional office building located at 4655 Hoen Avenue, Santa Rosa, California. LLC ownership is comprised of medical and professional business owners who operate businesses at the property.

The offered membership interest includes the exclusive right to occupy Suite 1, comprising approximately 3,104 square feet. Rather than purchasing the suite in fee simple, the buyer acquires an ownership interest in the LLC, together with the exclusive occupancy rights associated with this well-appointed office suite, as provided in the Operating Agreement.

Suite 1 is currently configured as a high-quality dental office and is ideally suited for a dental practice or other medical or professional office user. The thoughtfully designed floor plan includes an inviting reception area, administrative office, 4–5 operatories, X-ray room, three restrooms, private offices, break area, storage, and numerous additional support spaces. Floor-to-ceiling north-facing windows fill the suite with natural light while providing attractive views of the adjacent open space, creating a bright and welcoming environment for both patients and staff. The suite also benefits from a new HVAC system and is in near turn-key condition, allowing a buyer to occupy the space with minimal improvements.

The property itself is exceptionally maintained, featuring beautifully landscaped grounds, ample on-site parking, and outstanding curb appeal that reflects pride of ownership throughout the development.

The current owner has retired and is highly motivated to sell, creating an outstanding opportunity for an owner-user seeking long-term occupancy in one of Santa Rosa's premier professional office locations. Seller financing may be available for a qualified purchaser, providing additional flexibility and making this an even more compelling ownership opportunity.

SITE

APN:	014-810-020
Parking:	Parking Spaces
Gas & Electricity:	PG&E
Sewer & Water:	City of Santa Rosa
Building Size:	3,104+/- sq.ft.
Lot Size:	88,426+/- sq.ft.
Membership Interest:	20.389%

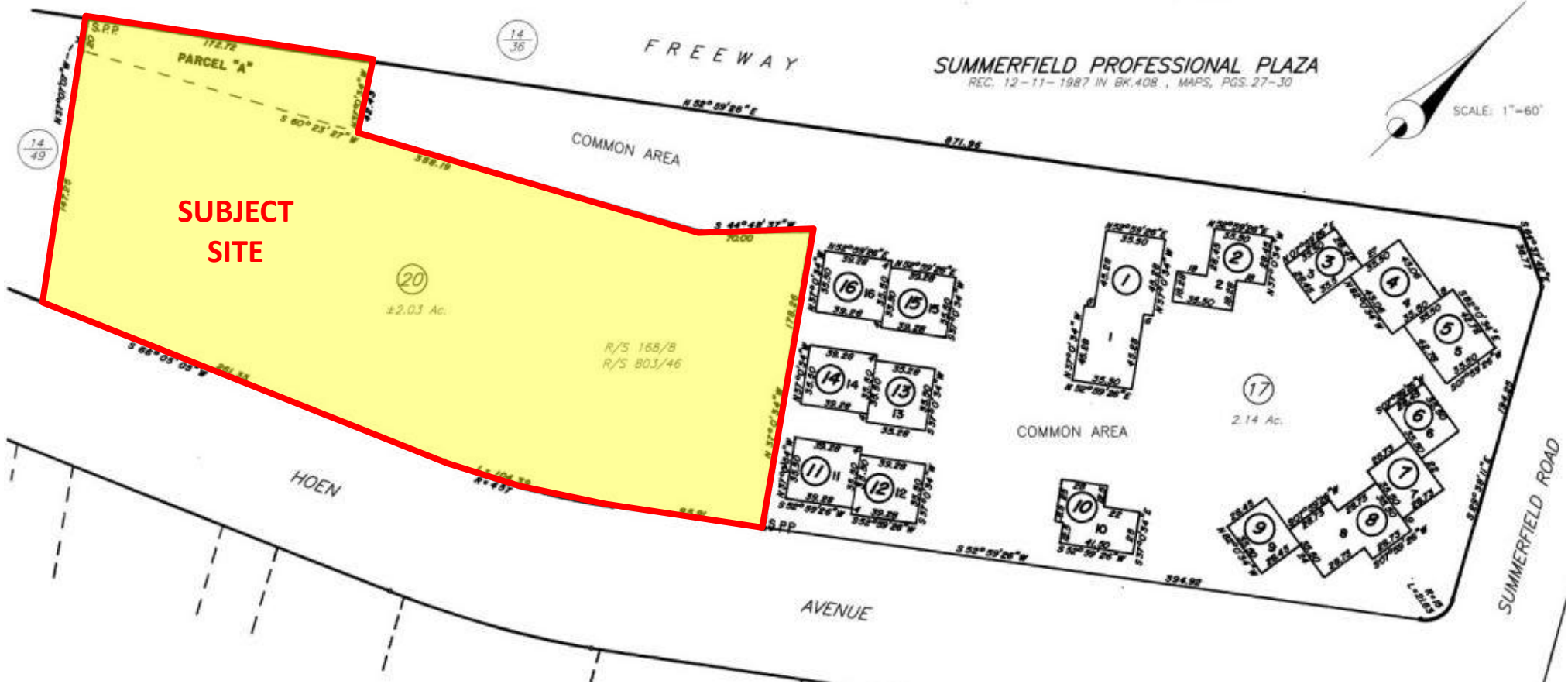


PARCEL MAP

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
4-009

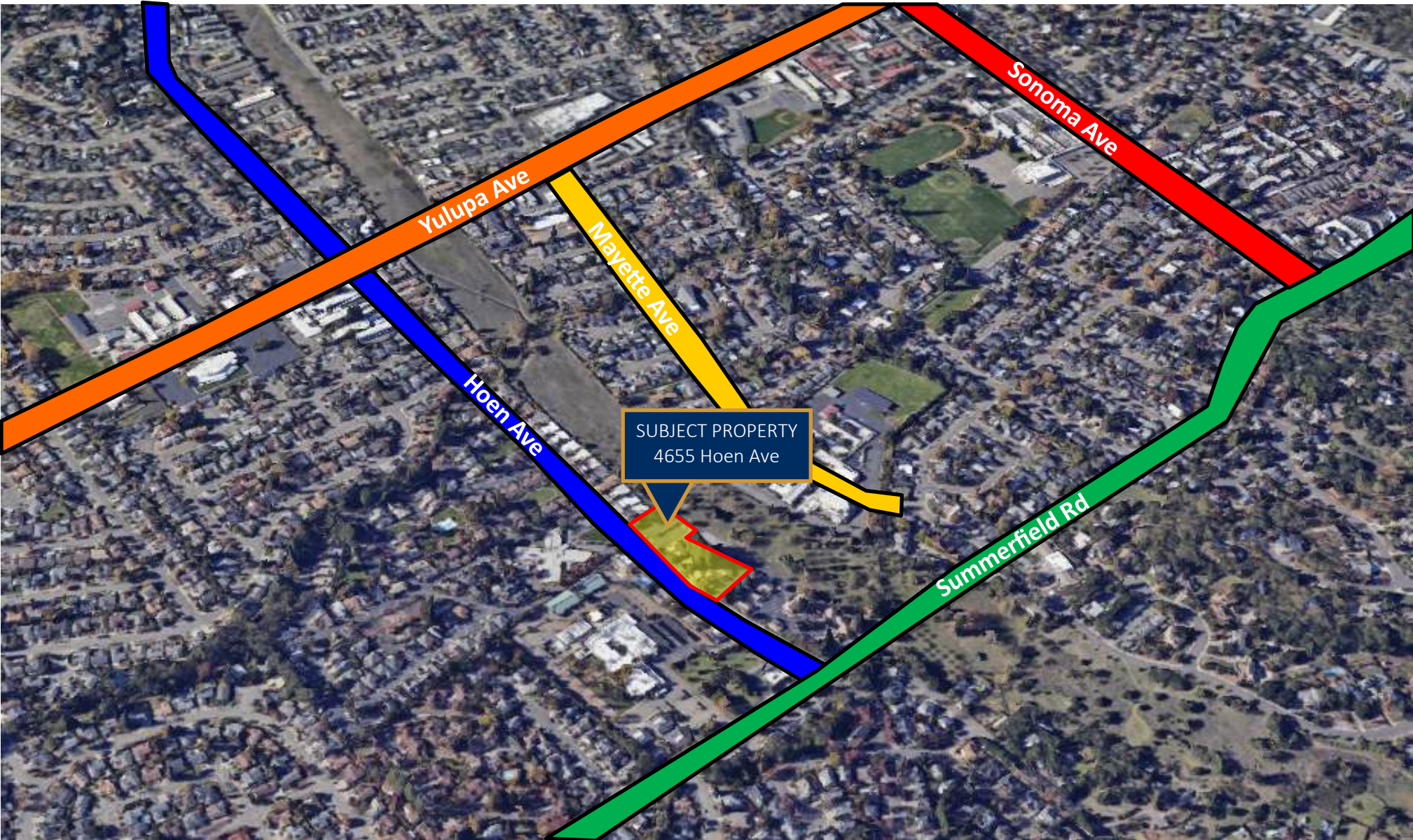
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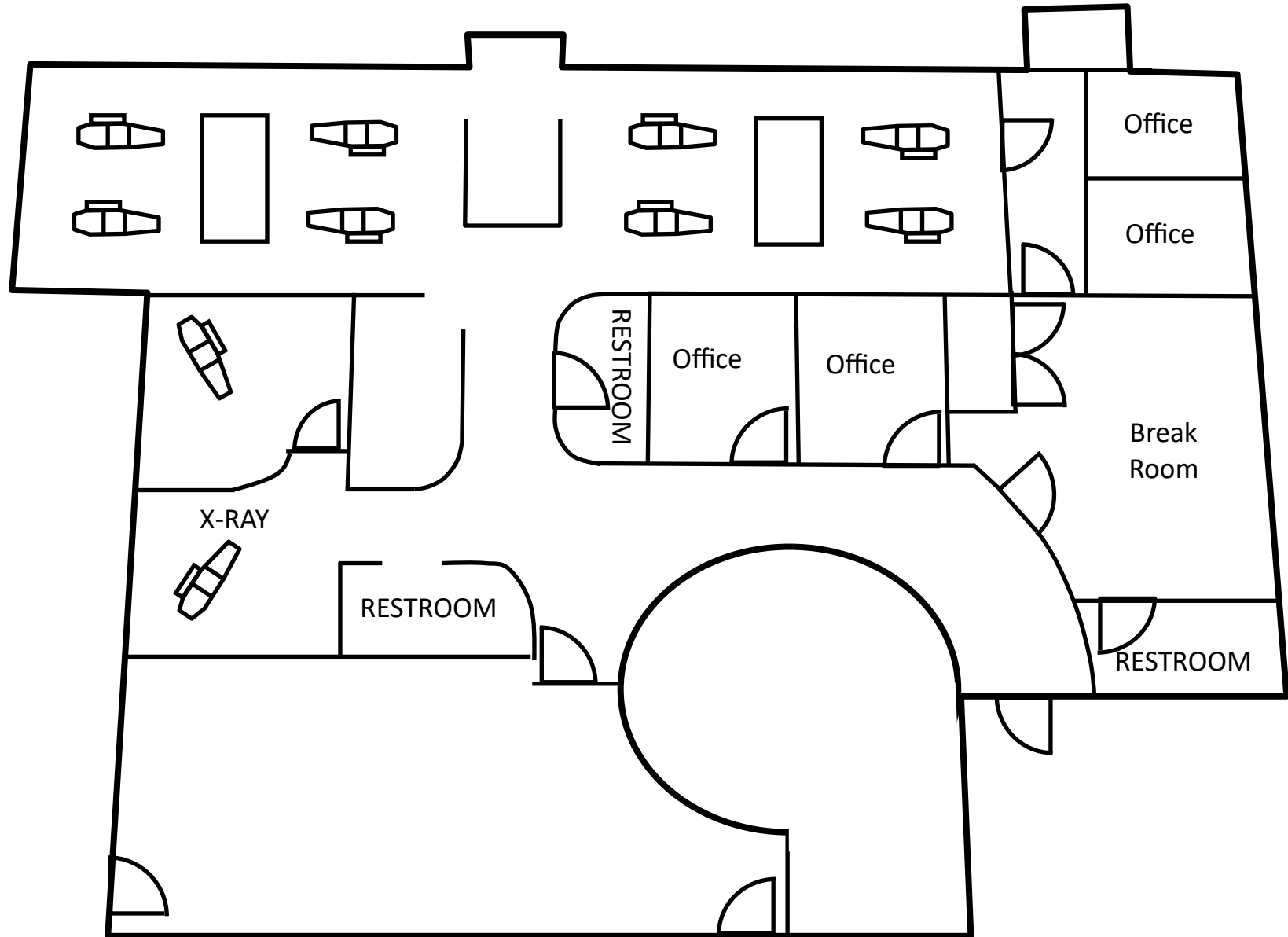
PARCEL MAP



SUBJECT PROPERTY
4655 Hoen Ave



FLOOR PLAN





PHOTOS



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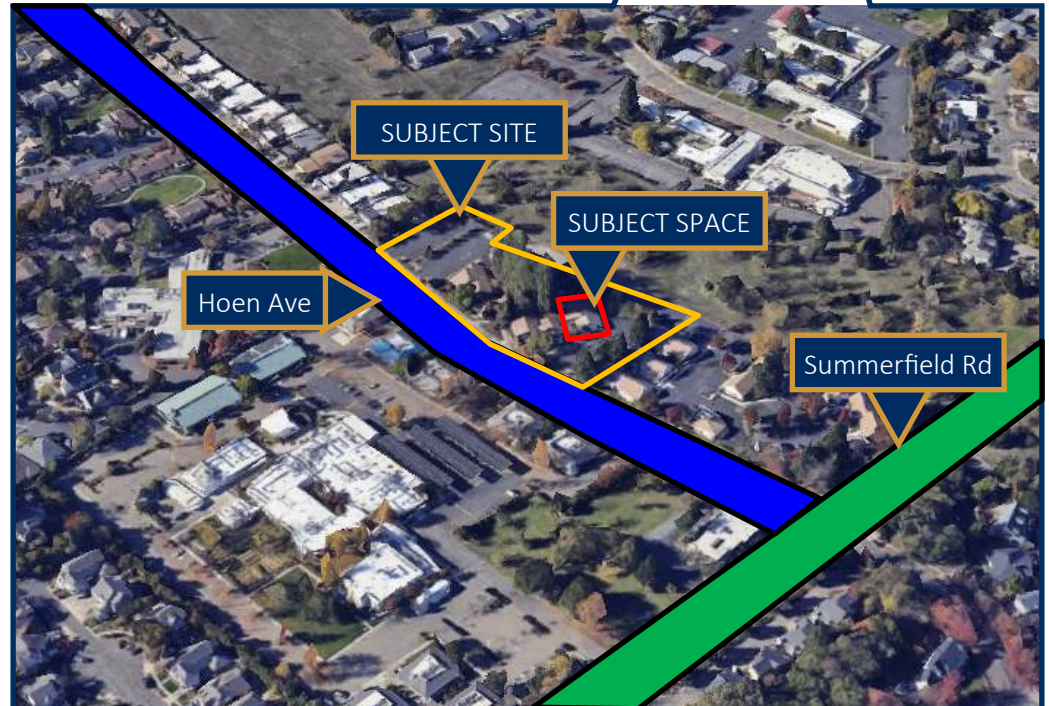
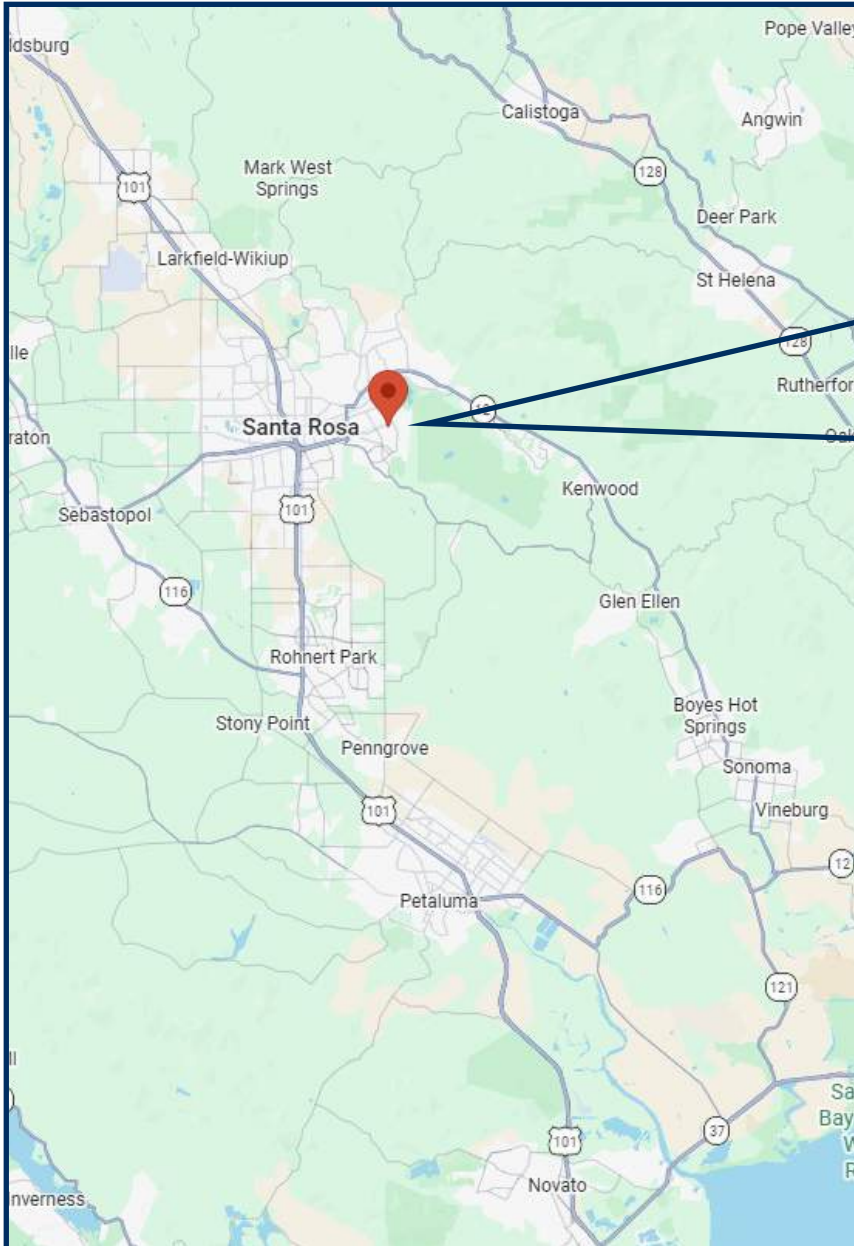
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MAPS



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