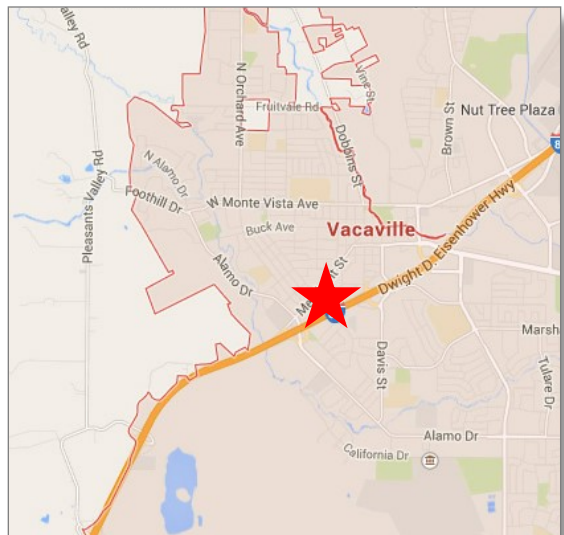




FOR SALE
354 CERNON ST.
VACAVILLE, CALIFORNIA

**STUNNING, RENOVATED, 2-STORY VICTORIAN COMMERCIAL OFFICE BUILDING
 LOCATED IN HISTORIC DOWNTOWN VACAVILLE; EXCELLENT STREET VISIBILITY**

- FOR SALE:** **\$919,900.00 USD**
- APN:** 0130-181-130
- BUILDING GLA:** Approx. 1,821 SF
- LOT SIZE:** 4,356 SF
- YEAR BUILT:** 1900 SF; Renovated 1975
- ZONING:** Downtown Commercial (*Live/Work Optional*)
- AMENITIES:** 7-Pvt. Offices, Wrap-Around Porch w/ ADA Ramp, 2nd-Flr Bal-
 . BALCONY, and Large Backyard.
- FEATURES:** Wood Frame Construction, Central Heat & Air, Ample Parking
 on Street and in Ciy Lot Directly Across the Street. Easy
 Freeway Access, Walking Distance to Restaurants, Business
 Services, City Government Center and Public Transportation.
 New Paint Throughout Inside/Outside, New Silicone Roof
 Coating on 2nd Floor Balcony Deck.



Don't miss this rare ownership opportunity--Historic Charm and Modern Functionality await you with this exquisite Victorian commercial property, featuring classic combination wood clad & scalloped shingle exterior siding in 3-color paint scheme, gable roofs, covered wrap-around porch with ADA accessible ramp, plus an expansive backyard. The first floor offers a spacious reception area, 4-private offices, kitchen, IT closet, 3-custom stained glass windows (entry door, office transom and restroom), and an ADA compliant restroom with solid oak storage cabinetry. The upstairs is equally impressive with 3-spacious offices, one of which includes solid oak cabinetry with bar-sink, while the largest office opens onto a large, inviting 2nd floor balcony overlooking the backyard. Located in Downtown Vacaville's Downtown Core Zoning District, this property offers a variety of possibilities for working, living or both!

The information provided herein has been obtained from sources deemed reliable. Summit Properties does not guaranty its accuracy.

CONTACT:

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 707-479-0465
 DRE #01055428



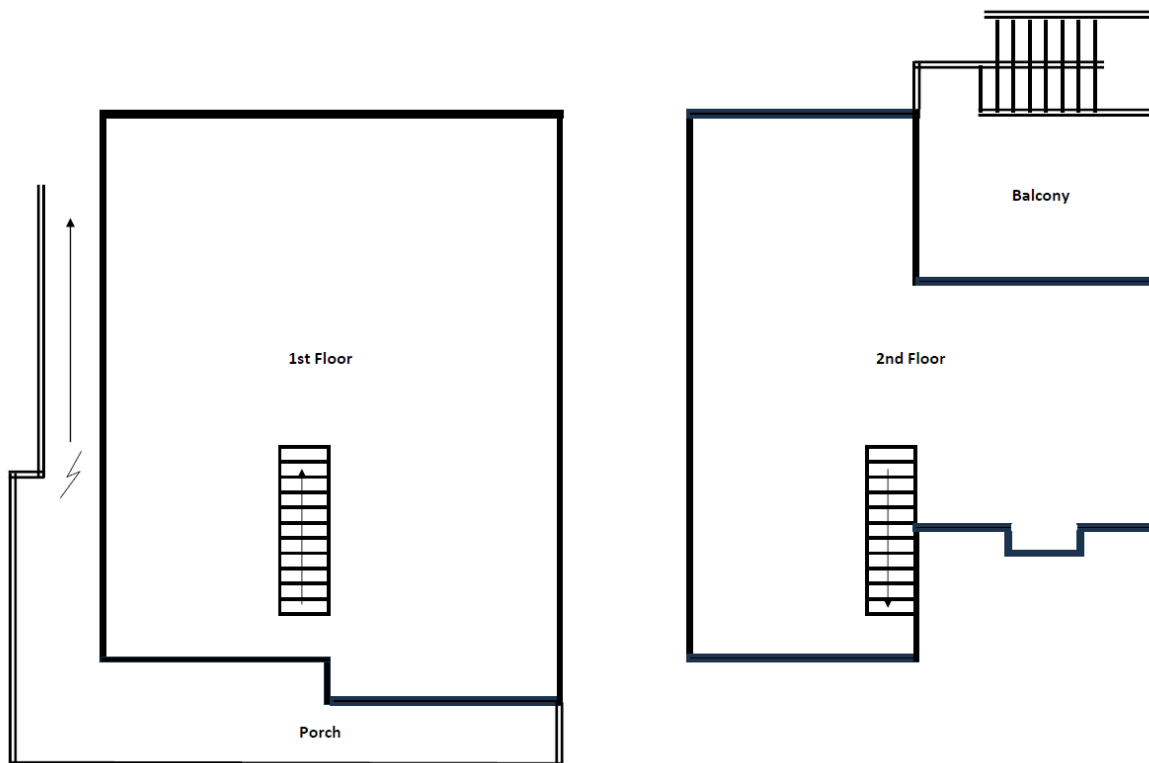
VACAVILLE is in Solano County, mid-way between San Francisco and Sacramento, and just 15 minutes from the Gateway to the Napa-Sonoma Wine Country. This strategic location, affordable housing and pro-business philosophy offer residents and business owners alike, an excellent environment to live and conduct business.

SOLANO COUNTY is home to Anheuser-Busch, Genentech, Guittard Chocolate Company, Jelly Belly Company, Northbay Medical Center, Six Flags Discovery Kingdom and Travis Air Force Base.

HISTORIC DOWNTOWN VACAVILLE is the heart of this vibrant community where numerous events and activities take place. In addition to some of our finest local restaurants and cafes, you'll find the following within strolling distance. . . .

- TOWN SQUARE features music nights each Friday in early summer months as well as other events scattered throughout the year.
- THE OLD TOWN HALL that houses the Vacaville Heritage Council and its collection of historic documents and artifacts;
- THE VACAVILLE MUSEUM featuring rotating exhibits of local, historic interest;
- CREEKWALK AT ANDREWS PARK home of the Vacaville Farmers Market (annually May-Oct); the Creekwalk Annual Summer Concert Series (Friday evenings from June-August); and Great Wonders Playground—open daily.
- VACAVILLE ART GALLERY, housed in a restored and converted Victorian home, where you'll find a blend of artistic styles and mediums created by local artists.

BUILDING PLAN



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