

Legacy Office For Sale

660 N. State Street, Ukiah, CA 95482



FOR SALE • OFFERING MEMORANDUM



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SECTION 1

Property Information





Property Description

Completely remodeled State Street legacy office on a quarter acre! This craftsman bungalow exudes charm with bay windows, a brick fireplace, wainscotting, laminate hardwood floors, and manicured grounds. A covered porch and bright lobby with reception area greet customers and employees. The 2,320 square foot building features numerous offices, a kitchen, shower, multiple entrances, and onsite parking. Versatile layout allows for medical or professional services or a variety of other uses. What is truly unique is the amazing park-like creek-front setting but located right in the middle of town. Great opportunity for owner-users or investors looking for a downtown legacy property! Seller may carry.

Offering Summary

Sale Price:	\$599,000
Lot Size:	0.25 Acres
Building Size:	2,320 SF
Price / SF:	\$258.19
Year Built:	1921
Zoning:	C1
APN:	002-114-29



SECTION 2

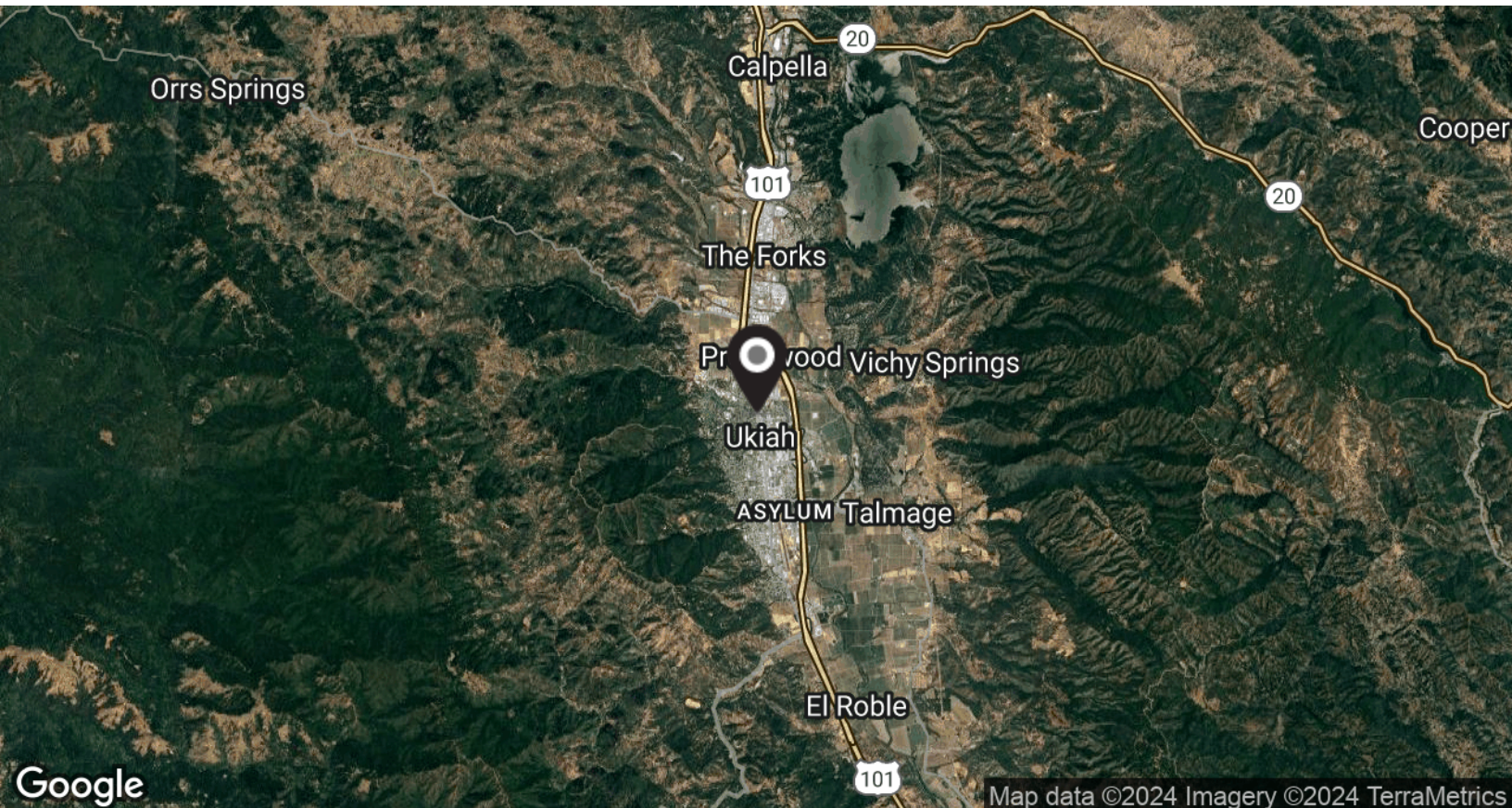
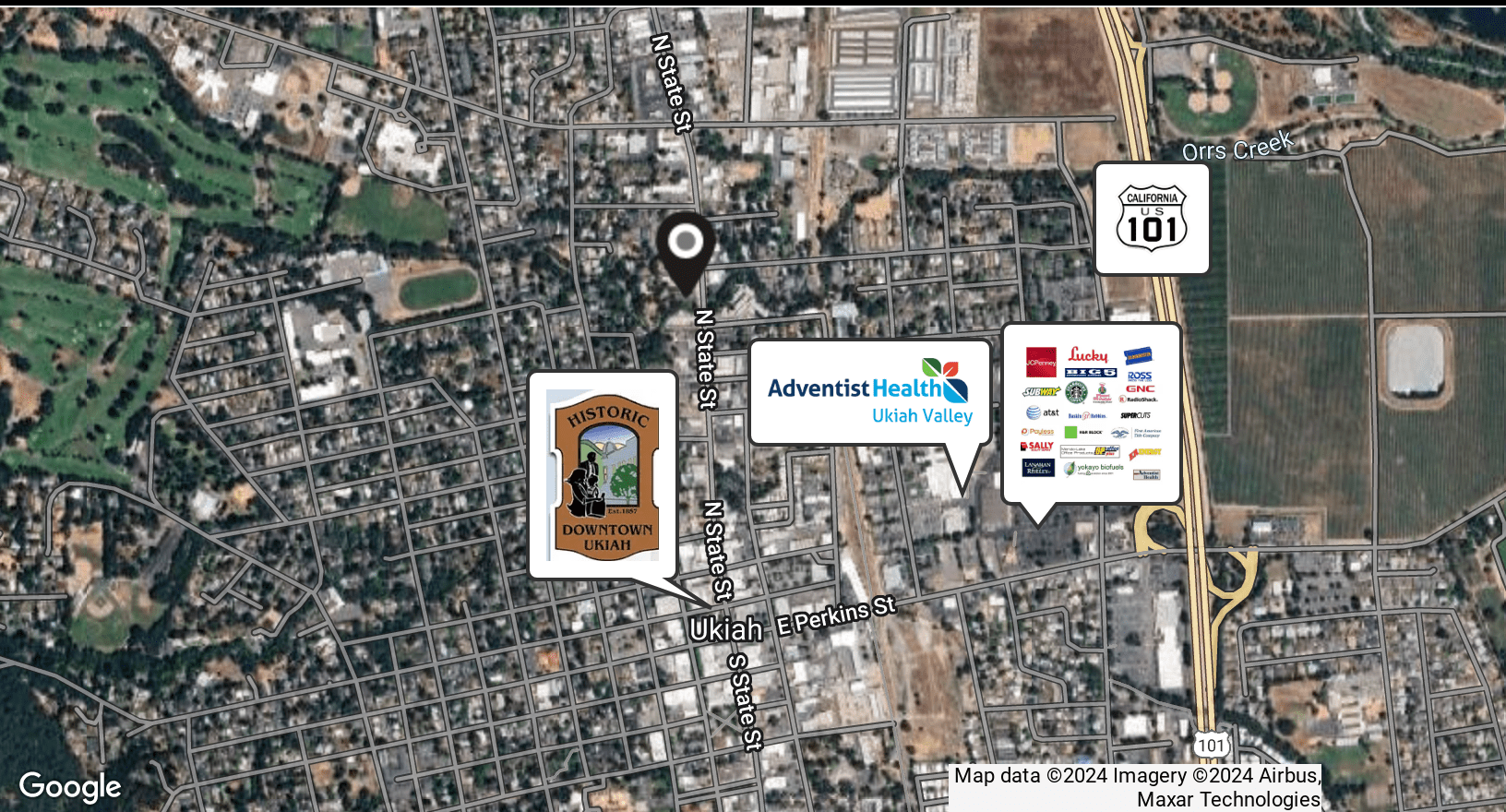
Location Information





Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



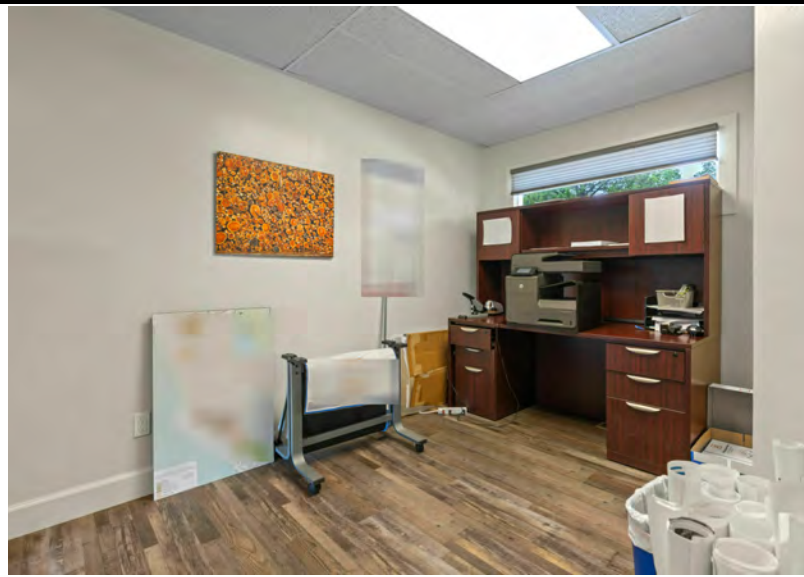


SECTION 3

Photos

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SECTION 4

Demographics



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,207	3,085	8,695
Average Age	41	40	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	513	1,244	3,470
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$87,256	\$82,547	\$88,103
Average House Value	\$566,414	\$532,422	\$537,085

* Demographic data derived from 2020 ACS - US Census



Population
3,085



Median Home Value
\$532,422



Average Household
Income
\$82,547



Average Age
40

