

44321
HIGHWAY 101
LAYTONVILLE CA, 95454



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Please do not walk the property.

An inspection of the property can be made through the Listing Agent only.

THE OFFERING

Investment Opportunity: Well Established Nursery & Building Supply Center.

Property Address: 44321 Highway 101, Laytonville, CA

Presenting an exceptional Highway 101 investment opportunity—Weathertop Nursery & Building Supply, a long-established and trusted business on nearly 5 acres of prime real estate in Laytonville. Established in 1978, the nursery offers plants, fruit trees, and everything for your gardening needs, while the building supply, founded in the 1960s, provides lumber, hardware, and tools for all building projects. This turn-key business is perfectly positioned with I1 industrial zoning and boasts 400+ feet of highway frontage. With developed retail, office space, extensive storage, and excellent access, this is a rare chance to acquire a fully operational business with its valuable real estate.



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Property Highlights:

- **Total Land Area:** 4.97 acres of prime commercial land
- **Zoning:** I1 (Industrial) zoning allows for a variety of business operations
- **Highway Frontage:** 400+ feet of Highway 101 exposure, ensuring excellent visibility for both local and passing customers
- **Retail Storefront:** A 4,860 sq ft storefront, built in 2013, maximizing highway exposure and offering ample room for retail display and customer interaction
- **Barns & Additional Structures:**
 - Two large barns totaling 6,800 sq ft of covered space for storage and operations
 - A 1,720 sq ft on-slab metal building, built in 2015, providing clean and secure space for inventory
 - A 2,400 sq ft multi-bay storage building and saw-shop for additional operational and workshop needs
- **Separate Income-Generating Spaces:** A block of five retail, office, and workshop spaces totaling 2,956 sq ft, available for additional rental income or expansion of business operations



Investment **HIGHLIGHTS**

Business Overview:

- Weathertop Nursery & Building Supply has been a trusted community fixture for decades, known for providing quality products and dependable services. With its extensive and diverse inventory, the business offers a wide range of products for home improvement, gardening, building supplies, and more. It operates 7 days a week, serving both loyal local customers and travelers along the busy Highway 101 corridor. The business comes with all necessary equipment, including trucks, forklifts, and state-of-the-art computer and communication systems, making it a true turn-key opportunity.



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Investment **HIGHLIGHTS**

Key Features:

- Established community presence with a solid reputation for quality and service
- Ample retail and storage space, including
- dedicated workshop areas
- Significant business equipment included (trucks, forklifts, communication systems)
- Easy access and prime visibility along Highway 101
- Strong potential for rental income from separate office and workshop spaces
- Ideal location close to downtown Laytonville, attracting both local and passing customers
- This investment presents an unparalleled opportunity to acquire not only a thriving business but also a substantial piece of real estate in a prime location. Whether you're looking to continue the legacy of Weathertop Nursery & Building Supply or diversify and expand into new ventures, this property and business package offers limitless possibilities for growth and success.



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PROPERTY PHOTOS



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PROPERTY PHOTOS





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PROPERTY MAP





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AREA OVERVIEW

Laytonville is a small, unincorporated community located in northern Mendocino County, California, along U.S. Route 101. Nestled in a picturesque rural area, it serves as a hub for the surrounding ranching and agricultural communities.

- **Size and Location:** Laytonville sits at an elevation of 1,670 feet and is surrounded by lush forests and rolling hills. It covers approximately 5.1 square miles.
- **Population:** As of the latest estimates, Laytonville has a population of around 1,200 people. The town maintains a small, close-knit community with a laid-back, rural vibe.
- **Economy:** The local economy revolves around agriculture, including ranching and cannabis cultivation, which has grown in importance since legalization. In addition to agriculture, the school district and health center are major employers. The town also benefits from tourism, with visitors stopping by for hiking, camping, and enjoying the scenic redwoods nearby.
- **Education and Community Services:** Laytonville is home to Laytonville Elementary and Laytonville High School, serving the educational needs of local students. The town also has several community services, including a health clinic and public library.
- **Attractions:** Laytonville offers proximity to natural attractions, including Standish-Hickey State Recreation Area, known for its old-growth redwoods and access to the South Fork Eel River. The town itself features a few small local shops, cafes, and markets, rodeo grounds, a skatepark and community center.



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