




Public Report

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200/230 Alderpoint Road , Garberville		\$ 1,098,000	Price per Building Sqft: 275.19	Commercial	270109 Active
Public Remarks Exceptional opportunity to own a fully equipped, state-of-the-art veterinary facility with established clientele! This contemporary building was designed with functionality and flexibility in mind. Alternatively, it could be used for pet grooming, boarding, other pet-related businesses, or even a medical clinic. Sale includes all high-quality equipment and furnishings, if desired. The thoughtfully laid-out floor plan includes three exam rooms, a surgical suite, pharmacy, lab, radiology, grooming room, a large treatment area, kennel space, a spacious reception area, retail area, 2 restrooms, a private office, and ample storage. High-quality finishes, durable flooring, and built-in cabinetry throughout enhance both aesthetics and efficiency. Separate two bedroom, 2 bath house included.					
Type of Property	Commercial	Area	South County		
Construction Status	Existing	Zip Code	95542		
Flood Zone	No	Cross Street	County Yard Rd		
Road Frontage		Directions:	Redwood Drive to Alderpoint Rd. Located on right .2 miles up Alderpoint Rd.		
Surveyed					
Possession: At Close of Escrow		APN223-183-018			
Financing Terms: Cash; Conventional		Dir: Redwood Drive to Alderpoint Rd. Located on right .2 miles up Alderpoint Rd.			
Lot Acres 8.44		Building Description: # of Parking Spaces: 20		Square Footages: Total Building SqFt: 3,990	
Lot Size 5 - 9.99 Acres		Year Built: 2001			
		Baths - Handicap Acc: Yes			
		# Units: 2			
		Basement: None			
		Condition: Very Good			
		Historic Registry: No			
		Zoning: Commercial			
		Agricultural			
Existing Use: Medical; Professional		Income & Expenses: Signage: Yes		Construction: Wood Frame	
Location: Central Business		Business: Equip Incl: Yes; Inventory Incl: Yes; Real Estate Included: Yes; Furniture Incl: Yes; Equipment up to Code: Yes		Siding: Cement Composite	
		Sale Includes: Land & Building; Land/Bldg/Bus		Roof: Composition Shingle	
				Insulation: Dual Pane Window; Partially Insulated	
				Parking: Over 20 Spaces; Paved	
				Exterior Amenities: Handicap Rails; Landscaping; Sidewalks	
				Utilities: Circuit Breaker; Electric; Propane; 220 Volt	
				Heating: Forced Air	
				Cooling: Air Conditioning	
					
					
Days On Market		45		LO: Sue Ivey -- (707) 599-4999 sue@benchmarkrealtygroup.com -- DRE #: 02167374 LM: Benchmark Realty Group/ Mb -- (707) 407-7032 -- DRE #: 00812364 Concessions: Concession Rmks:	

Provided as a courtesy of

Rhonda Kaminski Hanck

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by Rhonda Kaminski Hanck on Monday, August 25, 2025 12:07 PM. Broker Attribution: mark@benchmarkrealtygroup.com