



1145

**PETALUMA HILL RD
SANTA ROSA, CA**

- **5,000SF BUILDING**
- **GENERAL COMMERCIAL**
- **WAREHOUSE &
OFFICE/STORAGE**
- **HIGH VISIBILITY**

FOR SALE

\$979,000
(\$196/SF)

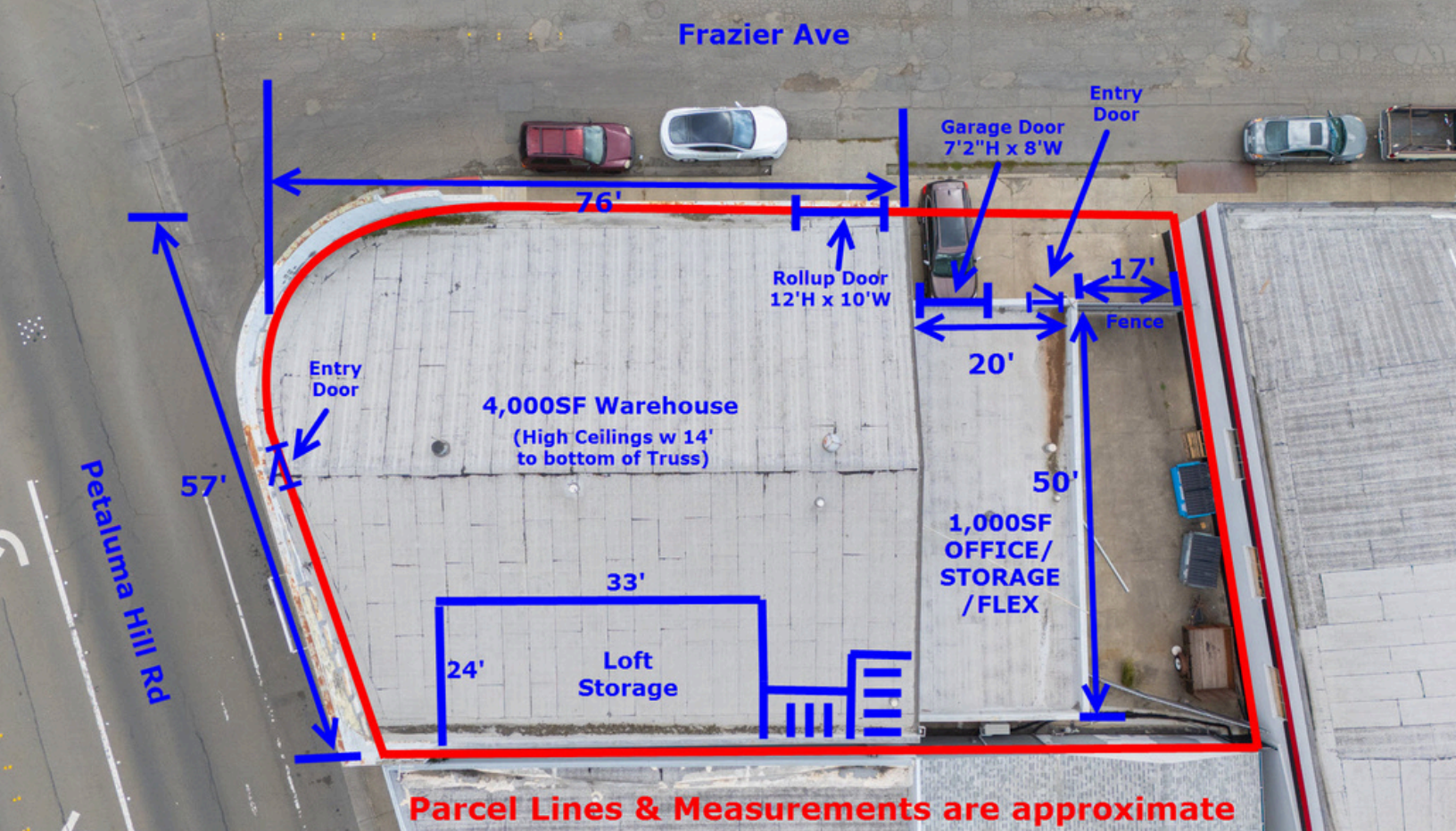
**OWNER/USER
OPPORTUNITY**

OFFERING MEMORANDUM

Christine Adams
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PROPERTY HIGHLIGHTS

- OWNER/USER OPPORTUNITY:**
 Currently occupied by Appliance Part Equipment since 1974
- ZONING:** General Commercial (CG) zoning allows flexibility in potential uses
- LOCATION:** Property is centrally located with high-traffic visibility
- FLEX:** Building could potentially accommodate separate tenants with 2 entrances



Address:	1145 Petaluma Hill Rd, Santa Rosa, CA
APN:	038-112-024
Year Built:	1945
Building Sqft:	5,000 SF
Building Stories:	1-Story, 5000SF building with approx 800SF of Loft Storage over part of warehouse
Lot / Acreage:	0.1538 acres (6,700SF)
Parking:	Approx 1,000SF fenced space/yard accessed from Frazier Ave, driveway in front of warehouse doors and street parking
Ceiling Height:	Warehouse Ceilings are 14' to Bottom of Truss
Warehouse Access/Doors:	12'H Rollup Door and an Adjacent Conventional Garage Door
Jurisdiction:	City of Santa Rosa
Zoning:	CG (General Commercial)



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