



17132 HIGHWAY 116

GUERNEVILLE, CA

HIGH VISIBILITY COMMERCIAL PROPERTY IN GUERNEVILLE

High-visibility commercial property ideally located on Highway 116 in Guerneville, just minutes from Monte Rio, Jenner, and the stunning Sonoma Coast. Originally built in 1975,* this versatile property is on city water and sewer and was once home to the beloved “Garden Grill” restaurant, featuring a spacious covered outdoor patio perfect for dining beneath the majestic redwoods. Most recently used for retail, the flexible layout opens the door to a wide range of possibilities—restaurant, café, tasting room, boutique retail, gallery, wellness space, or your own unique venture. Surrounded by towering redwoods, the property offers excellent curb appeal and a welcoming presence along this well-traveled corridor. Seven on-site paved parking spots with room to expand parking at the rear of the property. Whether you’re looking to revive a dining destination, establish a retail hub, or create something entirely new, this Guerneville location offers visibility, charm, and opportunity in the heart of Russian River country. *Per tax records MLS#326015236

OFFERED AT \$449,000

17132CA116.COM

PAT PATRICELLI | 415.516.0875 pat@vanguardsf.com DRE #01274381

MARIE LABARRON | 707.608.3838 marie.labarron@vanguardproperties.com DRE #02238748





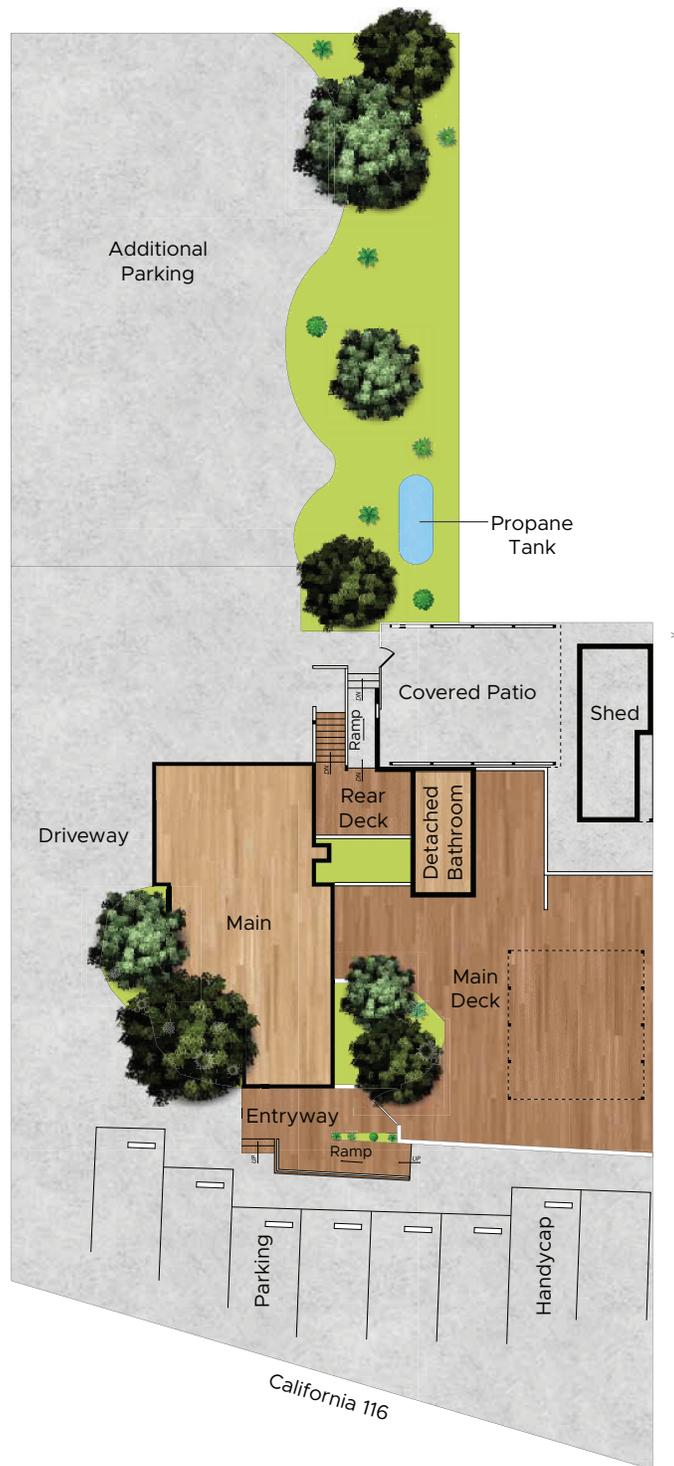
The property is made up of multiple structures including:

- Main commercial building
- Covered patio area
- Separate office space
- Several outdoor storage sheds

FEATURES:

- Light Commercial zoning
- Previously Garden Grill Restaurant current use as retail space
- 7 paved parking spots with room to expand parking at the rear of the property
- Several outdoor storage structures

The information contained herein has been received from the Seller and/or third parties. Vanguard Properties has not verified the foregoing information, and will not confirm the accuracy of same. Buyer is advised to investigate all information important to Buyer and to verify the accuracy of the representations contained herein.



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555 CASTRO STREET, SAN FRANCISCO, CA 94114 | P 415.655.5600 | F 415.655.5601 | VANGUARDPROPERTIES.COM

*Rendering and measurements provided by Open Homes Photography. All measurements are approximate and may not be exact. Vanguard has not and will not verify same. Do not rely on the accuracy of this floor plan or the measurements contained therein when determining the price to pay for the property, or making decisions regarding buying or selling the property, without independent verification. Buyer and seller are advised to verify the rendering and measurements with the appropriate professionals.





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