



Silverstone
Commercial

FOR SALE

365 Kuck
Lane

Petaluma, CA
...



David Silberstein

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Key Details

- 11 buildings
- 12,207 sq ft
- 3.2 acres
- School site
- Lots of renovations

This information contained herein has been obtained from sources we deem reliable.
We cannot, however, assume responsibility for it's accuracy.



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FOR SALE

365 Kuck Lane

Petaluma, CA 94952

County: Sonoma

APN: 021-100-068

Sale Price: \$3,500,000.00

Own your own Compound!

365 Kuck Lane is approximately 12,207 sq ft, situated in Petaluma, CA. This former school property is currently home to therapy offices, a small school, and housing for foster kids. There are four main structures, with plenty of parking and an outdoor area. Many of the buildings have been recently renovated.

Petaluma, California, is about an hour North of San Francisco and an hour and thirty minutes west of Sacramento. With a population of around 60,000 people and a median income of \$109,800, Petaluma is a charming and historic town with lots of Victorian architecture, vibrant local restaurants, and a strong sense of community. It offers a small-town feel with the convenience of being close to major cities and wine country. Lots of outdoor activities along the Petaluma River and nearby regional parks.

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	Building Name	Sq ft +/-
A	Main Office	3,470
B	Maintenance Building	750
C	Main Building	2,550
D	Secondary Building	600
E	Kitchen Supply/Storage	216
F	Main House	2,998
G	Tan House (3 bed/2 bath)	1,022

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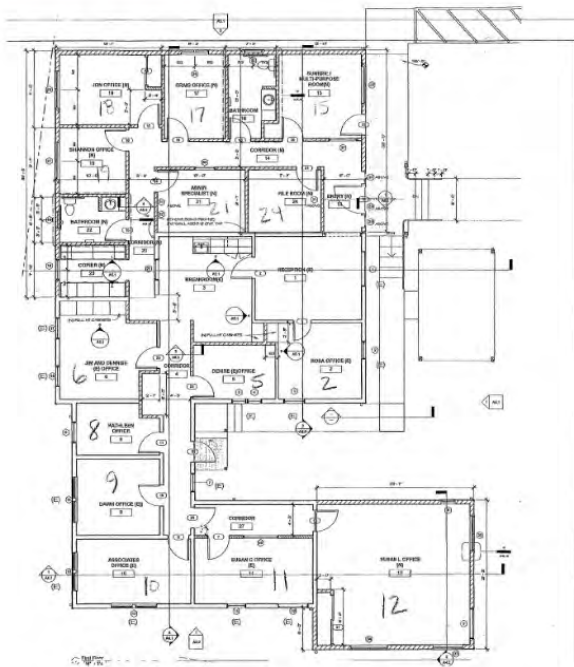
FOR SALE

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Building A Main Office (3,470+/- sq ft)

The Administrative/office Building has numerous small private offices, a kitchenette area, and a conference room. This building was enlarged and renovated in 2012-2013 with two restrooms.

BUILDING A / MAIN OFFICE



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Building B Maintenance Shed (750+/- sq ft)

The maintenance shed was constructed around 1998 as a functional two-car garage with two storage rooms at the rear. One of the storage rooms at the rear has been converted to an office with painted and textured drywall, carpeting, and fluorescent light.



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Building C Main Building with Classrooms (2,550+/- sq ft)

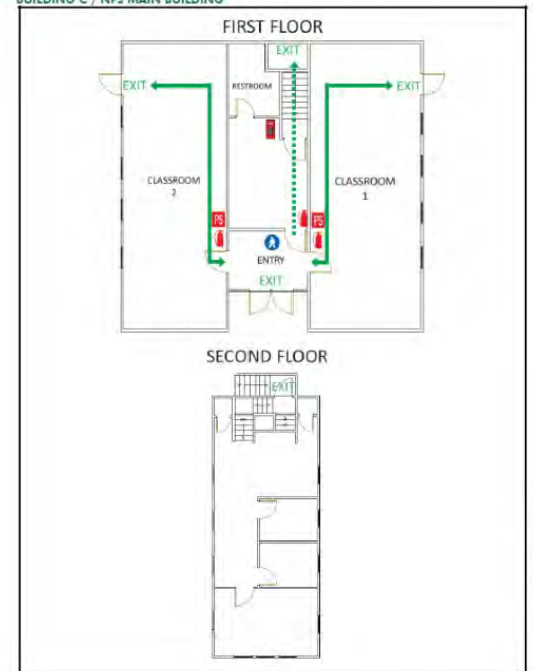
Constructed around 1995, the main building/classroom building is a two-story building with the first floor divided into two long, narrow classrooms on either side and a central hallway with a bathroom and stairs to the second floor. The second floor has been built out as small offices and meeting rooms.

Building D Secondary Building (Classroom) (600+/- sq ft)

This building, which was constructed in the mid-1980s, is a small, narrow building built out for a single classroom and a small storage area.



BUILDING C / NPS MAIN BUILDING



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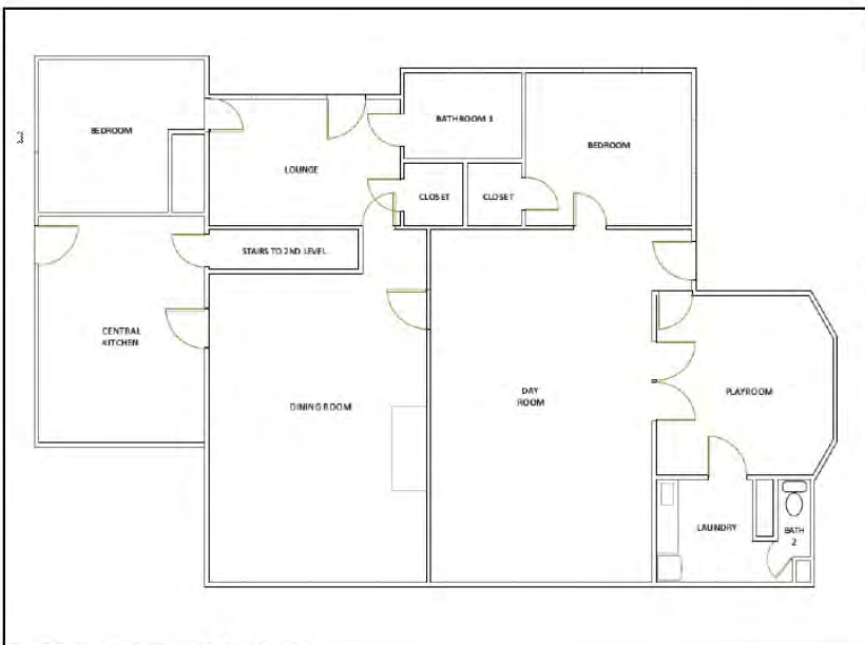
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Building F Main House (2,998+/- sq ft)

The main house was renovated around 2012, with the first floor built out to include a large kitchen, dining room, living room, two bedrooms, a lounge, playroom, one full bath, a half bath, and a laundry room. The second floor is built out with offices and a half bath. Access to the second floor is via an interior stairwell and an exterior staircase. The roof on this building was replaced about 5 years ago.



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Building G Tan House (1,022+/- sq ft)

The Tan House is a three-bedroom, two-bath home. The kitchens and baths have been remodeled and are ready to occupy—newer fixtures, carpet, and paint.



BUILDING G / KAISER PROGRAM - TAN HOUSE

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Additional Buildings

The accessory buildings are comprised of three storage buildings, a well pump house building, the Kitchen Supply building (Building E), and two silos. The largest storage building is located on the western property line between Buildings A and C. These two storage buildings have electricity.

The Kitchen Supply building (Building E) is located just north of the kitchen for the Main House/Building F.

There are two silos. Both silos have a ± 13 -foot base, with one silo being about 16 feet high and the other being about 24 feet high.



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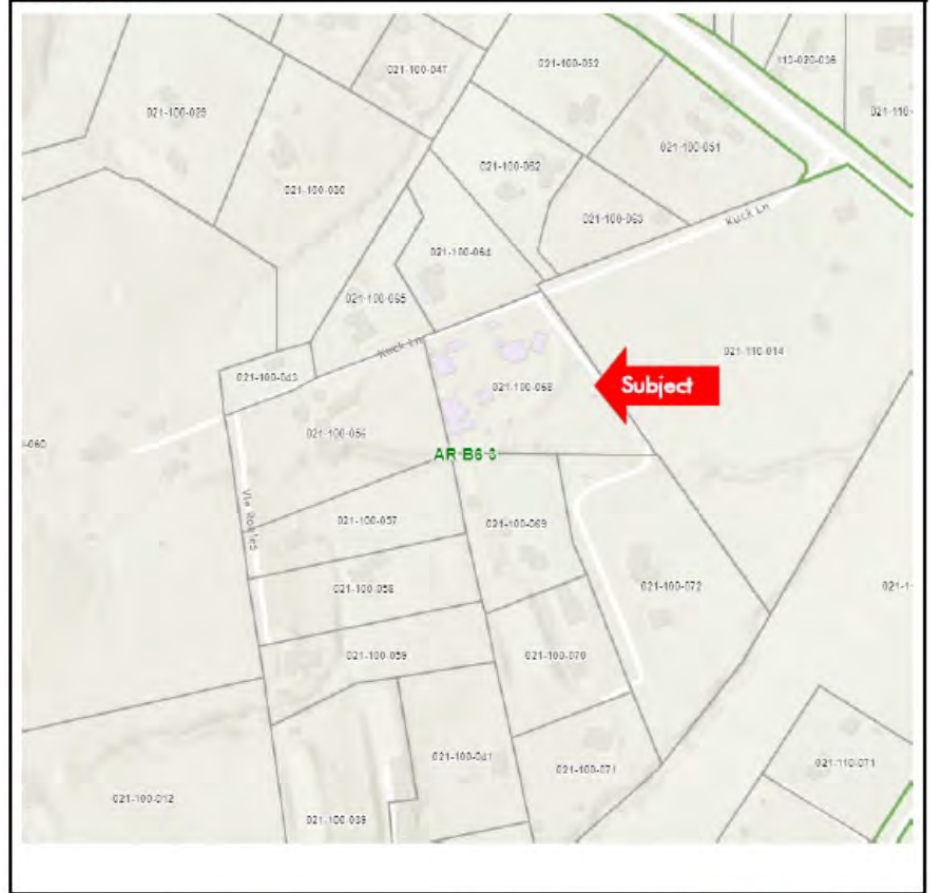
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ZONING MAP



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