



Keegan & Coppin
COMPANY, INC.

FOR SALE

22666 BROADWAY (HIGHWAY 12),
SONOMA, CA

13.09 ACRE M-3 INDUSTRIAL SITE
CONTRACTOR YARD POTENTIAL OR
RURAL ESTATE OPPORTUNITY



DEVELOPMENT
SITE



UNIQUE
OPPORTUNITY



WINE
COUNTRY

Go beyond broker.

PRESENTED BY:

DEMI BASILIADES, SREA
LIC # 02080190 (707)664-1400, EXT. 305
DBASILIADES@KEEGANCOPPIN.COM

JACK ALCAYAGA, AGENT
LIC # 02301019 (707) 528-1400, EXT. 237
JALCAYAGA@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



22666 BROADWAY
(HIGHWAY 12)
SONOMA, CA

**INDUSTRIAL
DEVELOPMENT
SITE FOR SALE**

- Existing improvements include a 2BR/2BA -1,600 SF residence, guest unit/office, garage, barn, and fenced yard
- Potential for 150,000+ SF of industrial development (subject to approvals)
- Utilities: Located within Sonoma Valley County Sanitation District; potential for out-of-area sewer connection. Currently served by 2 septic systems and 1 well
- Zoned County M-3 (Rural Light Industrial) allowing a wide range of industrial uses
- Surrounded by a mix of industrial and residential uses
- Strategic location near Highway 121, 8th Street East, and the regional freight corridor
- Excellent regional access to Highways 116, 37, and 29, with proximity to Sonoma, Napa, and surrounding industrial markets
- Minutes to Sonoma Plaza and -15 minutes to Napa and Napa Airport
- 13.093 acre M-3 industrial site located between Broadway and 8th Street East, just off Highway 121
- [Click here for more information on the Industrial Zoning](#)

RANCH HOUSE DESCRIPTION

Sitting on 13 acres this 2 bedroom, 2 full bath ranch style single story home is all upside. A large fenced in yard with an additional granny unit, detached 2 car garage, large storage shed, and several horse stalls and chicken coops.



OFFERING

Sale Price **\$2,500,000**

Price PSF **\$4.38+/-**

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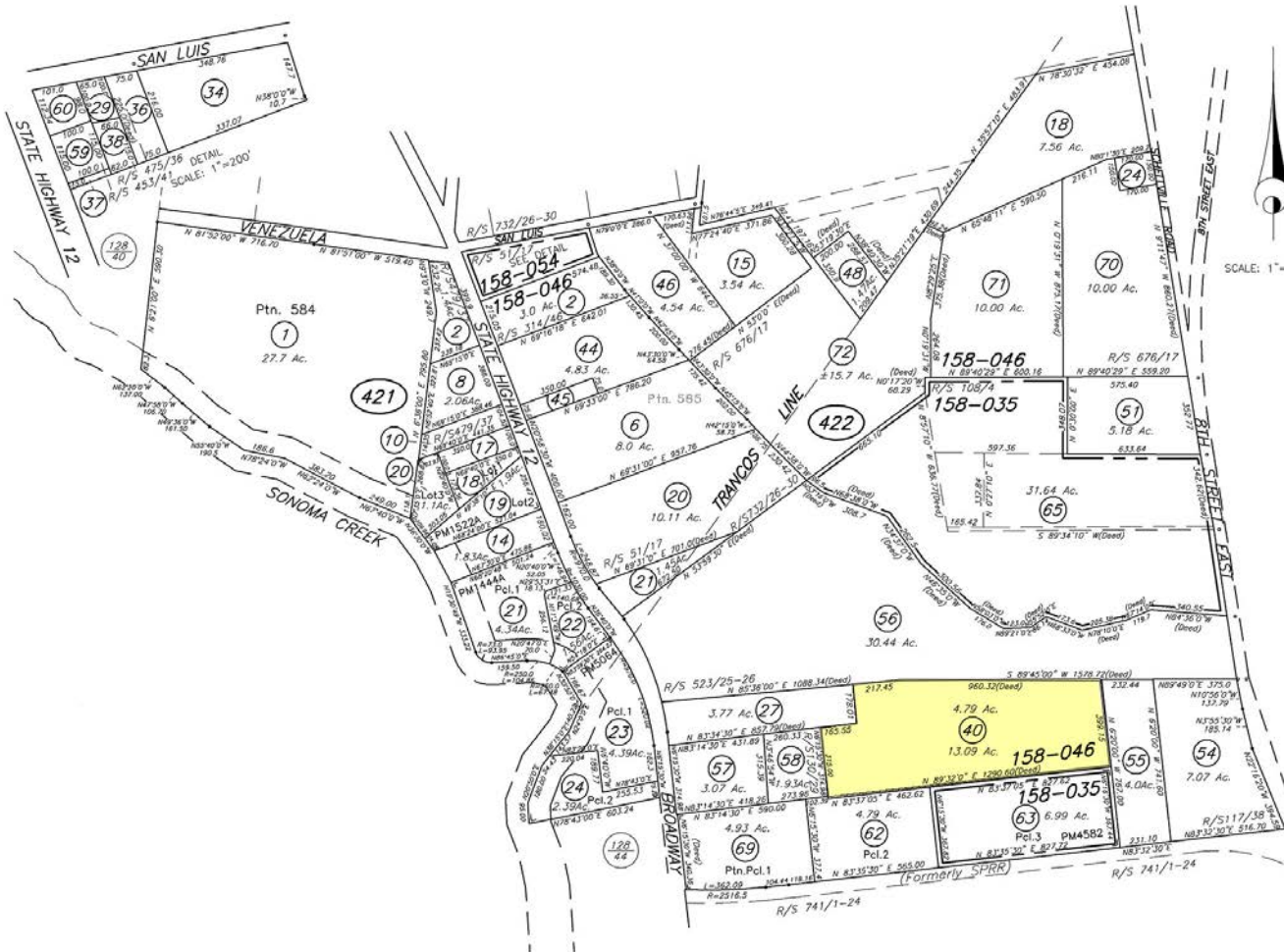


PROPERTY DESCRIPTION



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Building Sizes:

- Home: 1,600+/- SF
- Granny Unit/Office: 700+/- SF
- Storage Shed: 1,000+/- SF
- 2 Car Garage: 500+/- SF



Lot Acres:

13+/- Acres



Outdoor Areas:

Large open land

APN
128-422-040

YEAR BUILT
1955

ZONING
M-3 (Rural Light Industrial)

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PROPERTY PHOTOS

RANCH HOUSE



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PROPERTY PHOTOS

LAND



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PROXIMITY MAP



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AERIAL MAP



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MARKET SUMMARY



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INDUSTRIAL DEVELOPMENT SITE FOR SALE



ECONOMIC DEVELOPMENT

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector, August marked the 28th consecutive month of year-over-year increases. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis for 38 consecutive months. And business and professional services jobs have increased from a year earlier for 13 consecutive months. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean, rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

Keegan & Coppin Co., Inc.
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Santa Rosa, CA 95401
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