

Madison Stone Real Estate

FOR SALE

**452 Healdsburg Avenue
Healdsburg, Ca. 95448**

Leased Investment / Owner-User / Redevelopment

\$4,250,000



The "Modern Antiquarium" Building

Exclusively Listed By:

Craig M. Enyart

MADISON STONE REAL ESTATE

P.O. Box 1454

Healdsburg, CA 95448

(415) 385-2385-mobile/direct

CA BRE #00895921

THIS STATEMENT, WITH THE INFORMATION IT CONTAINS, IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE INFORMATION ABOVE WAS OBTAINED FROM SOURCES WE DEEM RELIABLE; HOWEVER, NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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Address: 452 Healdsburg Avenue, Healdsburg, Ca. 95448

Cross Street: Piper Street

Parcel Number: 002-171-014 (0.34 acre)

Property Description: A retail/commercial Property, currently occupied by a vintage/antique showroom and store.

The Property is comprised of single legal parcel containing a single-story metal building comprised of approximately 14,840 square feet.

The Property has been partially occupied by the antique store on an on-going basis since approximately 2016, and there exists the possibility of expansion into additional square footage in the future if desired.

452 Healdsburg Avenue is located on the east side of Healdsburg Avenue between Piper Street to the north and North Street to the south, and about two blocks north of the town square.

The Property is bounded by Healdsburg Avenue to the west, an adjacent property to the south that is currently seeking approvals for redevelopment, the Mitchell Shopping Center to the east, and a vacant developable property to the north.

There's also a 10' shared access easement that exists along the southern portion of the Property.

The Property has a General Plan land use designation of Downtown Commercial (DC). In general, this land use classification provides for a broad range of commercial and office uses such as hotels, retail, restaurants, and personal services; public and quasi-public uses when compatible with the overall purpose and character of the designation; and similar and compatible uses including mixed-use. Pedestrian-oriented uses on the ground floor are encouraged. The maximum allowable floor area ratio is 2.0 for non-residential uses. Pursuant to the General Plan residential square footage does not count towards the project's FAR. The General Plan for Downtown Commercial provides for a density of between 10 to 16 housing units per acre.

The Property parcel is .34 an acre, and in addition to ground floor commercial uses the site could potentially allow for approximately 13 residential units over the commercial area, and possibly additional residential units would be allowed with a density bonus taken into consideration given the Property's close proximity to the town Plaza, and also the nearby planned SMART train station.

In addition, the Property's inclusion within the SMART Station Area Specific Plan currently being studied may further enhance the development potential when taking into account one of the study's stated goals which is to "increase housing supply and density" within ½ mile radius around the future train station.

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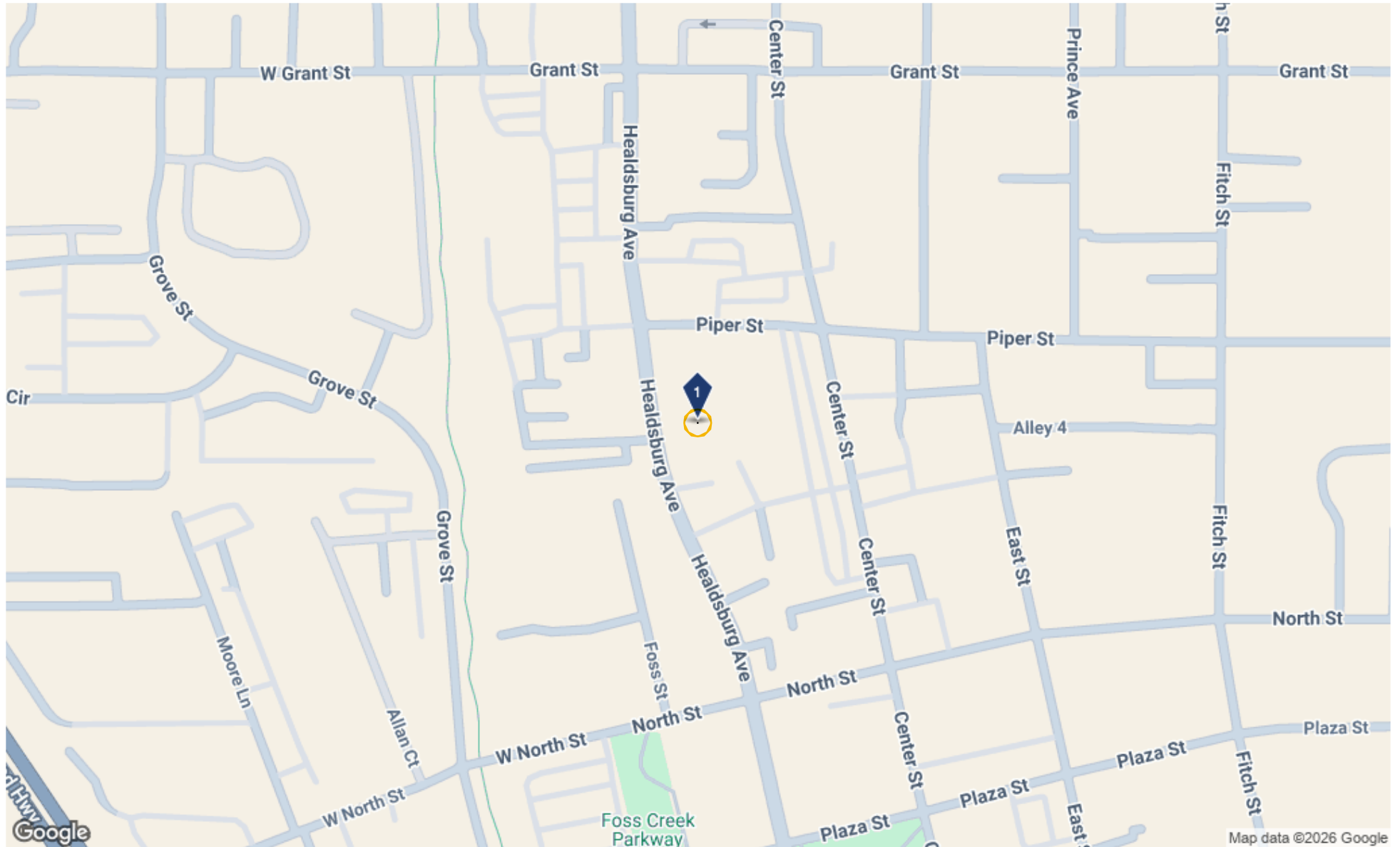
Asking Price:	\$4,250,000.00
Asking Price/SF:	\$286.39/SF
Age of Building:	Circa 1908 per assessor records
Gross Building Size:	14,840SF per assessor records
Current Rent:	\$10,503.35/month/Gross for approximately 8,415SF (Avg. \$1.25/SF)
Expenses:	Utilities: Tenant reimburses Landlord for Tenant's prorata share Property Insurance: Paid by Landlord Property Taxes: Paid by Landlord Maintenance: Paid by Landlord
Viewing Instructions:	Do not disturb tenant. Make an appointment with listing agent to show.
Terms of Sale:	Subject to existing original lease dated 12/16/2016 that remains in full force and effect on a month-to-month basis since 2023. All Cash to Seller. "As-Is" condition, subject to inspections. Possible Seller Financing may be available on a case-by-case basis.



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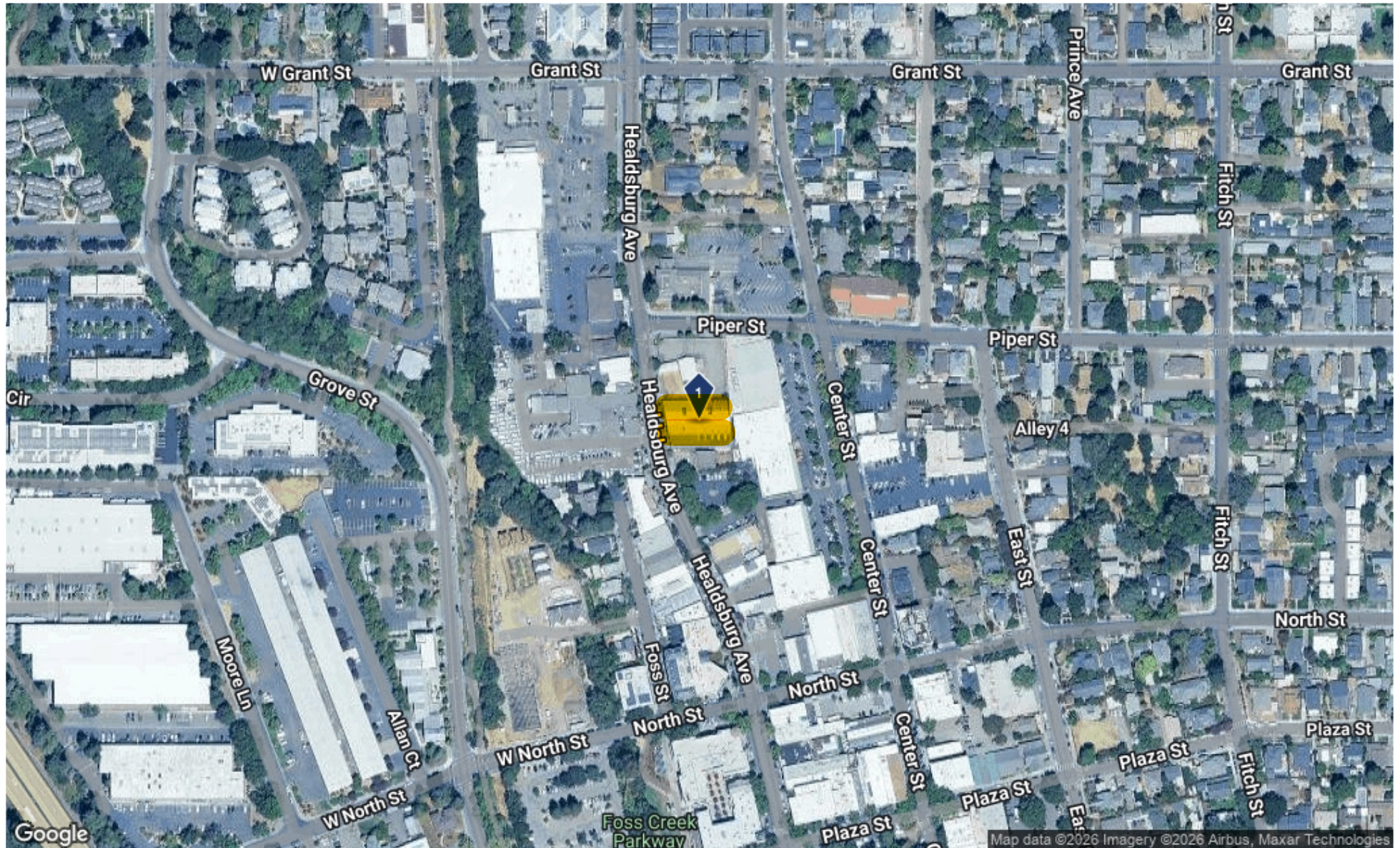
Healdsburg, California 95448 (Sonoma County)



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SUBJECT PROPERTY - 452 HEALDSBURG AVEUNE, HEALDSBURG, CA 95448



① VIEW FROM NORTH WEST
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