



Keegan & Coppin
COMPANY, INC.

FOR SALE

811 DAVIS STREET
SANTA ROSA, CA

Residential Triplex

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
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RESIDENTIAL TRIPLEX FOR SALE



811 DAVIS STREET
SANTA ROSA, CA

RESIDENTIAL TRIPLEX

PROPERTY INFORMATION

HIGHLIGHTS

- Fully leased investment opportunity
- Convenient location
- Separately metered PG&E
- Beautiful back yard garden

DESCRIPTION

This well-located triplex just north of Historic Santa Rosa's Railroad Square District is comprised of a charming 1900 Victorian Era duplex on the street with a studio ADU at the rear. The duplex contains two 3 BD/1BA units with the upper unit (Unit A) having been completely remodeled in 2019 and the lower unit (Unit B) completely remodeled in 2016. The rear ADU studio (Unit C) was updated between 2016 and 2018 and contains a full kitchen and bath. The duplex is currently leased to Community Support Network, a social services non-profit who provides housing support for transition aged youth and the rear studio is leased to a private individual. The leases for Units A & C are month to month and the lease for Unit B expires 9/6/2026. Please contact the listing agents for available showing times.

SALE TERMS

APNs

010-105-010

Sale Price

\$1,095,000

Size

2,459+/- sq ft

Zoning

R-3-18-MMH-S

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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DESCRIPTION OF AREA

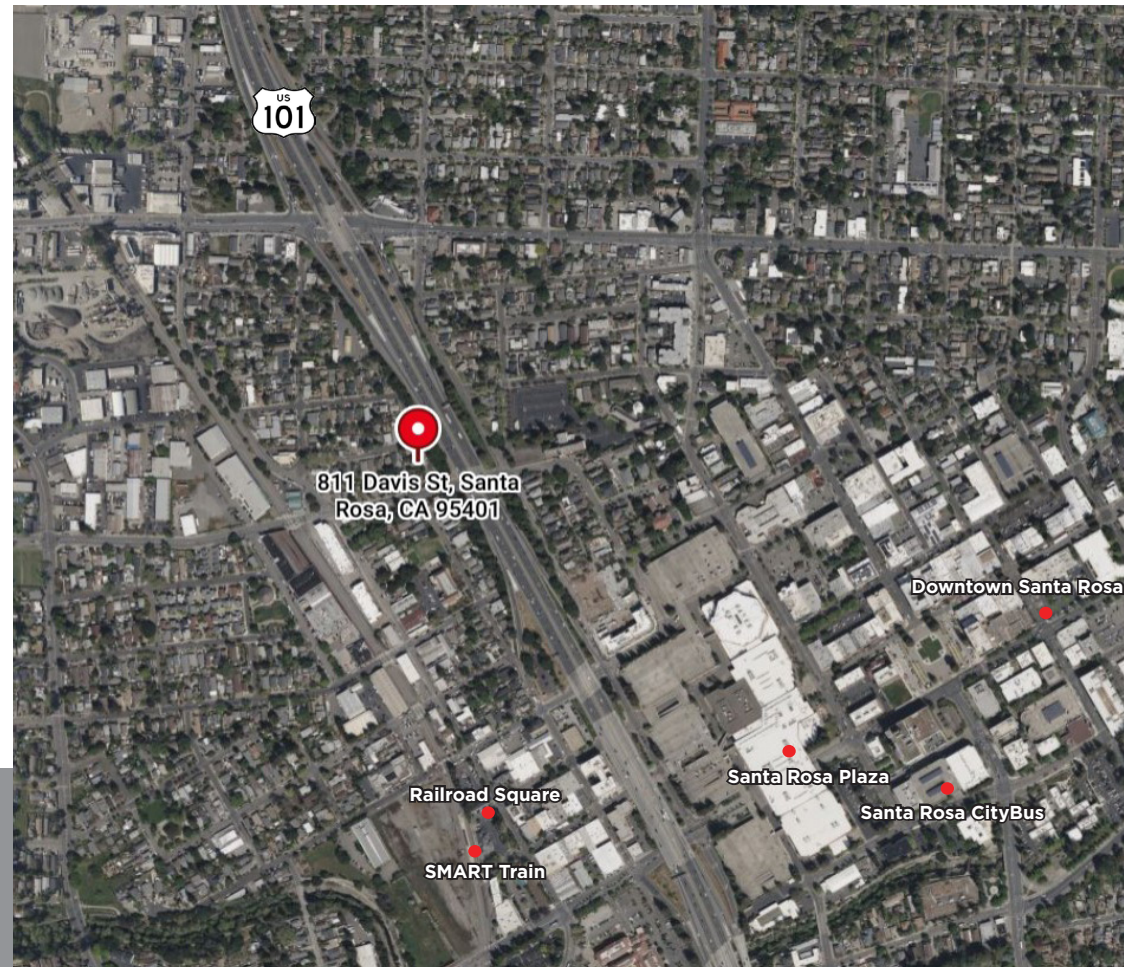
Convenient West End/Downtown Santa Rosa location just north of Historic Railroad Square. It offers immediate access to the Santa Rosa CityBus across the street and is within walking distance of the SMART Train, Railroad Square, and many of Downtown Santa Rosa's shops, restaurants, and other amenities. It is less than one mile from Abraham Lincoln Elementary School.

NEARBY AMENITIES

- Downtown Santa Rosa
- Santa Rosa Plaza
- Railroad Square
- SMART Train
- Santa Rosa CityBus
- Abraham Lincoln Elementary

TRANSPORTATION ACCESS

- Santa Rosa CityBus (120 feet)
- SMART Train (.4 miles)
- Highway 101 (.5 miles)
- Santa Rosa Airport (7.5 miles)



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PARCEL MAP



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