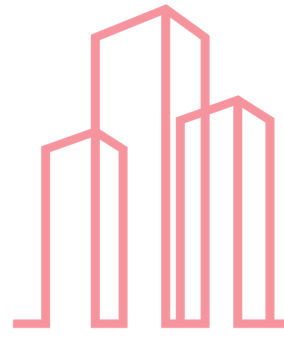


OCEAN-VIEW COMMERCIAL BUILDING

\$795,000



39000 S. HIGHWAY 1, GUALALA, CA 95445

Investment and development opportunity in Gualala Village

This ocean-view commercial building with an adjacent vacant lot zoned for residential offers a rare combination of income, flexibility, & future potential. Located on the west side of Hwy 1 in Gualala, along one of Northern California's most sought-after stretches of rugged coastline.



PROPERTY DESCRIPTION

- MIXED USE
- 4,161 SF | 0.2940 ACRES
- 8 UNITS / 50% LEASED
- 6 BATHROOMS
- APN: 145-192-09, 145-192-10



Joni Goshorn

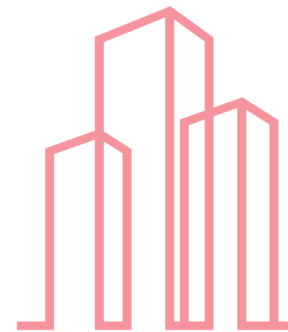
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OCEAN-VIEW COMMERCIAL BUILDING

\$795,000



39000 S. HIGHWAY 1, GUALALA, CA 95445



PROPERTY HIGHLIGHTS

- OCEAN VIEWS
- TWO PARCELS: RESIDENTIAL & GUALALA VILLAGE MIXED USE ZONING
- 8 UNITS: MIX OF LONG-TERM TENANTS
- 6 BATHROOMS
- CONVERTIBLE FLOOR PLAN
- AMPLE PARKING: 12 DESIGNATED SPACES + 1 ADA
- FULL MUNICIPAL SERVICES
- WALKABLE DOWNTOWN LOCATION
- ESTABLISHED INCOME IN PLACE



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