

Commercial Sale Full Listing Detail

MLS #326056582

21015 Geyserville Ave, Geyserville, CA 95441-9382*

PROPERTY SUBTYPE	Mixed Use
STATUS:	Active 06/30/26
DOM/CDOM:	17/17
PRICE:	\$2,250,000 (\$710.23/SqFt)
SQUARE FOOTAGE:	3168*
LOT SIZE:	0.1481 ac ac
YEAR BUILT:	2007
NUM. OF FLOORS:	
NUM. OF BUILDINGS:	
CAP RATE:	0.00%
BUSINESS TYPE:	



[Pictures](#)

[Map Link](#)

[Virtual Media](#)

Located in the heart of downtown Geyserville, this exceptional mixed-use property offers a rare combination of residential quality, commercial flexibility, and prime Wine Country location. The upstairs residence features approximately 1,544 square feet with 2 bedrooms and 2 bathrooms, offering a comfortable and well-built living space. The upper level is highlighted by dramatic 17-foot barrel-vaulted ceilings, a front deck with views of Geyser Peak and the Mayacamas Mountains, and a rear deck that opens to a patio area ideal for entertaining. The downstairs commercial space includes approximately 1,615 square feet with high ceilings and an existing permit for wine tasting. The space also lends itself well to a variety of other uses, including an art gallery, retail showroom, professional office, or boutique hospitality concept. Positioned next door to Fermata Coffee, Diavola Pizzeria & Salumeria, and the Geyserville Gun Club Bar & Lounge, the property is surrounded by some of Geyserville's most recognized destinations. It is also just one block from Catelli's Restaurant and a short walk to The Corner Project, Cyrus 2.0, and Geyserville Grill. Additional features include off-street parking and an existing fire suppression system. With its strong location, vibrant community setting, quality construction, and limited availability of similar downtown Geyserville properties, this offering represents a truly scarce opportunity in one of Sonoma County's most charming Wine Country towns.

SHOWING INSTRUCTIONS

Primary Contact:	Will Lance (707) 367-4066 Agent	Secondary Contact:	
Occupant Type:		Lockbox Location:	Lockbox on back deck
Show Instructions:	Call 1st Lockbox, Call Showing Contact, Go Directly, Supra iBox, Vacant		
Showing Comments:			
Directions:	Downtown Geyserville at the intersection of Hwy 128 and Geyserville Ave.		
Publish to Internet:	Yes	Show Address to Internet:	Yes

PRIVATE REMARKS

Please call Will Lance with questions or to arrange a tour. 707-367-4066

LISTING AGENT & OFFICE INFORMATION

 Agent:	Will Lance(ID:G337528), Phone:707-367-4066, Agent Lic.#:01931900, Will@wrealestate.net
 Office:	W Real Estate(ID:7BWRE), Phone:707-591-0570, Office Lic.#:01795950
 Co-Agent:	Randy Waller(ID:B319827), Phone:707-843-1382, Agent Lic.#:01795950, randy@wrealestate.net
 Co-Office:	W Real Estate(ID:7BWRE), Phone:707-591-0570, Office Lic.#:01795950

PRICE AND DATES

Original Price:	\$2,250,000	DOM/CDOM:	17/17
On Market Date:	06/30/26	Listing Date:	06/29/26

Possession:	Close Of Escrow	Expiration Date:	06/30/27
Terms:		Listing Agreement:	Exclusive Right To Sell
Country Transfer Tax:	0.00	City Transfer Tax:	0.00

COMMERCIAL PROPERTY INFORMATION

Buiding Features:		Anchors Co Tenants:	
Building Name:		Signs:	
Total Units:	0	County Code Use:	
Also BusOp MLS#:		Floor #:	0
Dock Doors:	0	Percent Office:	
Major Tenant Phone:		Property Mgr. Name:	
Property Mgr. Phone:		Commercial Condo:	
Yard Size:		Daily Traffic Source:	
Daily Traffic:		Type of Sale:	
Parking Ratio:	0.00	Rentable:	
Type of Lease(s):		Building Class:	
Walls:		Exchange For:	
Bldg Use/Bus Type:			

UNIT & SPACE INFORMATION

% Leased:	0.00	Loading:	
Location:		# of Buildings:	
# of Offices:	0	# of Elevators:	0
# of Floors:		# of Tenants:	0
# of Truck Doors:	0	Max. Lease Years:	0
Min. Available SqFt:	0	Max. Available SqFt:	
Min. Lease Years:	0	# of Restrooms:	0
Office Square Feet:	0	Retail Square Feet:	0
Tenant Allow/Fixed:	\$0.00	Tenant Allow/SqFt:	0
Tenant SqFt:	0	Industrial SqFt:	
Warehouse SqFt:	0	Pk. Clear. Height (ft):	
Pk. Clear. Height (in):		Net Rentable SqFt:	0
Space 1 Comments:			
Space 2 Comments:			
Space 3 Comments:			
Space 4 Comments:			

COMMERCIAL INCOME & EXPENSE

Cap Rate:	0.00%	Gross Sched Income:	\$0
Insurance Expense:		Management Exp:	
Maintenance Exp:		Net Oper. Income:	
		Operating Expense:	
Taxes Expense:	\$0	Vacancy Factor:	0.00%
Other Expenses:		Existing Lease Type:	
Year Renovated:		Lease Term:	
Income Includes:		Oper. Exp. Includes:	
Finan. Data Source:		Tenant Pays:	
Owner Pays:		Gross Rent Multiplr:	
Cost Per SqFt:		Lessee Pays:	

Lease Deposit: \$0

Utilities Expense:

Lessor Pays:

Load 0

Factor:

PROPERTY INFORMATION

Status: Active 06/30/26

Property Type: Commercial Sale

Approx. Square Feet: 3168*

Price Per Sq. Foot: \$710

Lot Acres Approx: 0.1481

Year Built: 2007

Stories: 2

Bond/Asses/Tax:

Special Listing Cond: None

Property Condition: Updated/Remodeled

Current Use:

Status Comments:

Property Subtype: Mixed Use

Square Foot Source: Assessor Auto-Fill

Lot Sq. Feet Approx: 6,451

Lot Size Source: (Assessor Auto-Fill)

Year Built Source: Assessor Agent-Fill

Levels:

PROPERTY LOCATION

County: Sonoma

Cross Street: Hwy 128

Subdistrict:

Zoning:

APN #2:

Unit/Block/Lot:

APN: 140-100-049-000

Area/District: Healdsburg

Subdivision:

Additional APNs:

APN #3:

Road Frontage:

INTERIOR INFORMATION

Flooring:

Cooling:

Heating:

CONSTRUCTION INFORMATION

Structure:

Constr. Materials:

Foundation:

Roof:

Access. Features:

Window Features:

Utilities:

Electric:

Water Source: Public

Sewer: Public Sewer

Security Features:

Irrigation:

SOLAR/WIND INFORMATION

Solar/Wind Type: None

Solar/Wind Owner:

Solar/Wind Desc:

Solar/Wind kW Size:

Solar/Wind Year Inst:

PARKING & LOT INFORMATION

Total Park. Spaces: 2

Parking Features:

Lot Features:

Topography:

Frontage Type:

GREEN BUILDING INFORMATION

Energy Efficient:
Verification Type:
Verification Rating:
Verification Year:

Verification Body:
Built/Remod Green:

FINANCIAL INFORMATION

City Trans Tax Rate: 0.00
Bonds/Assess/Taxes:
Terms:

County Tr.Tax Rate: 0.00
Bnds/Asses/Tx Desc:
Possession: Close Of Escrow

OTHER LISTING INFORMATION

Height Limit:
Disclosures/Docs:
Duplicate:

Special Zones: Unknown
Lease Equip Desc:
Common Int Dev:

PRIVILEGED INFORMATION

MLS Origin: BARI
List AOR: SONO
Picture Provided By:
Publish to Internet: Yes
Approved: Yes
Longitude/Latitude: -122.904046 / 38.706226
Show Address to Public: Yes
Agent Hit Counter: 28
Public/Client Hit Counter: 0
Entered By: Will Lance (G337528)
Entry Date: 06/30/26
Expiration Date: 06/30/27

PARTNER HIT COUNTERS

	Partner Agent Hit Counter	Partner Public Hit Counter
BAREIS	28	0
METROLIST	0	0
SAN FRANCISCO	2	0
	30	0

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