



Keegan & Coppin
COMPANY, INC.

FOR SALE

**795 GRAVENSTEIN HWY N.
SEBASTOPOL, CA**

**PRIME DEVELOPMENT
SITE**



Go beyond broker.

PRESENTED BY:

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

STEVE GORDON, BROKER ASSOCIATE
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SGORDON@KEEGANCOPPIN.COM



EXECUTIVE SUMMARY



795 GRAVENSTEIN HWY N.
SEBASTOPOL, CA

**36,503± SF
DEVELOPMENT SITE**

This offering presents a rare opportunity to acquire a highly visible 36,503-square-foot development site in Sebastopol that combines immediate rental income with significant multifamily redevelopment potential. Located along one of the city's primary commercial corridors, the property offers excellent visibility, accessibility, and the opportunity to capitalize on the continued demand for housing in Sonoma County.

- Zoning Standards Allow for Up to Eighteen (18) Multi-Family Units (See Pg. 6)
- Prime Location Provides Exceptional Opportunity for Developers, Investors and Long-Term Land Holders
- Close to Downtown Sebastopol, Grocery, and Retail
- Access to Property on Both Gravenstein Highway and Hurlbut Avenue
- Current Improvements Include Two (2) Single-Family Houses
- Rent is \$1,800 and \$2,500

OFFERING

Sale Price **\$1,100,000**

Price PSF **\$30+/-**

DEVELOPMENT SPECIFICS

APN

060-261-032

ZONING

CG - General Commercial

LOT SIZE

36,503+/- SF

DENSITY STANDARD

1 DU Per 2,000 SF

CALCULATIONS

$36,503 \div 2000 = \sim 18$ Units Maximum

PERMIT TYPE

100% Affordable Housing: Permitted Use

For-Profit Multi-Family: Conditional Use Permit

Keegan & Coppin Co., Inc.
1201 N McDowell Blvd, Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

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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AERIAL IMAGE



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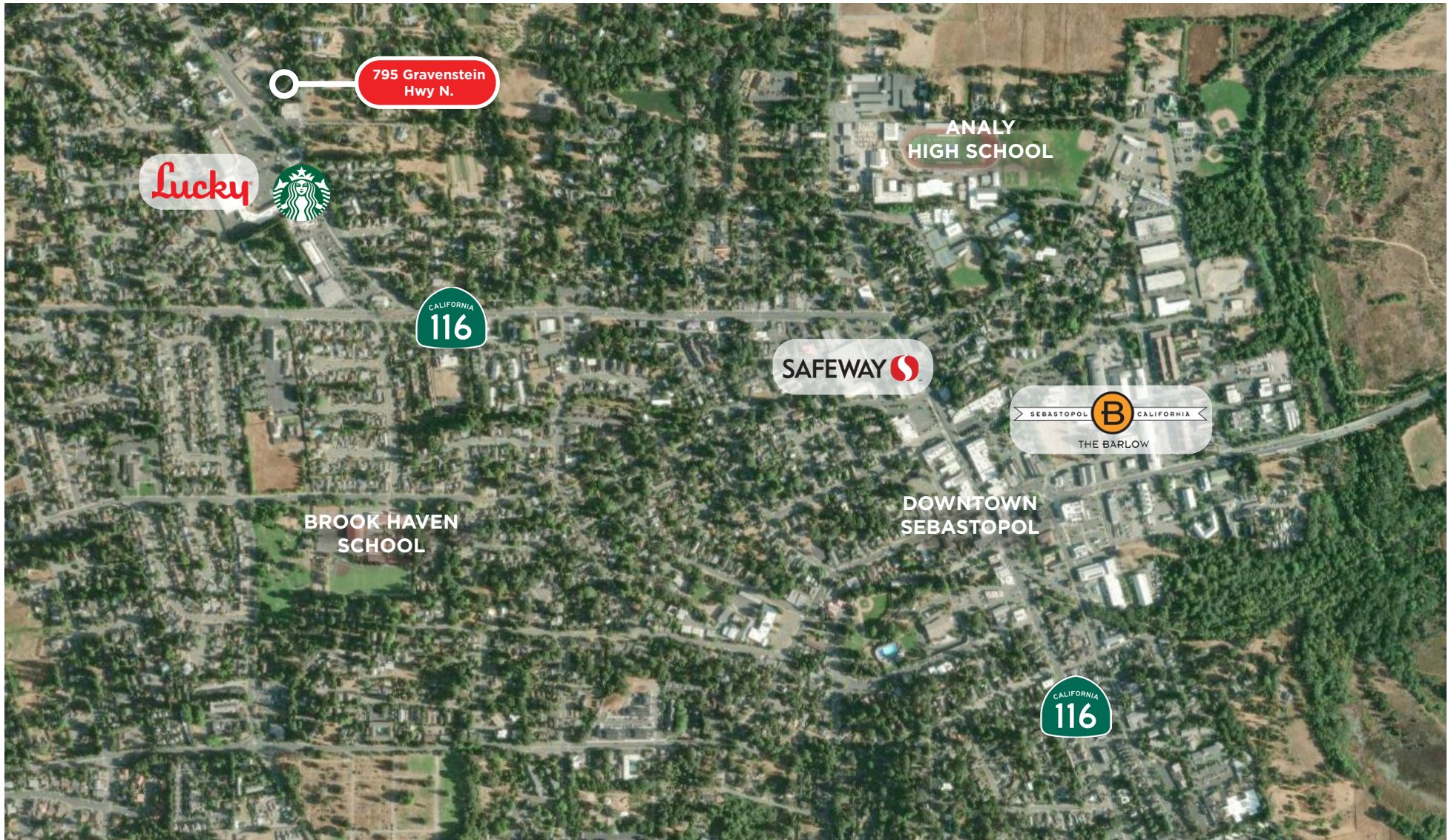


VICINITY AERIAL



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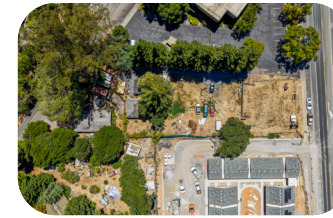
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ZONING STANDARDS



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Development Standard	CO	CG	CD	M	OLM	CM
Rear yard, main building	5 ft.	5 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Rear yard, main building when abutting residential district	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Rear yard, accessory building	3 ft.	3 ft.	3 ft.	0 ft.	0 ft.	0 ft.
Rear yard, parking	6 ft.	6 ft.	6 ft.	0 ft.	0 ft.	0 ft.
Special setbacks – commercial outdoor barbecues	-	10 ft. from property line; see Chapter 17.300 SMC	10 ft. from property line; see Chapter 17.300 SMC	10 ft. from property line; see Chapter 17.300 SMC	-	10 ft. from property line; see Chapter 17.300 SMC
Special setbacks – commercial beekeeping	-	See Chapter 17.300 SMC	-	See Chapter 17.300 SMC	See Chapter 17.300 SMC	See Chapter 17.300 SMC
Maximum floor area ratio, not including residential except for purposes of calculating minimum FAR	1.5	1.5	Minimum (new buildings): 1.0 Maximum: 2.5	0.75	1.5	0.75
Maximum residential density	1 DU/2,900 sf lot area ⁽⁷⁾	1 DU/2,000 sf lot area ⁽⁷⁾	1 DU/1,000 sf lot area ⁽⁷⁾	1 DU/2,000 sf lot area ⁽⁷⁾	1 DU/2,000 sf lot area ⁽⁷⁾	1 DU/1,750 sf lot area ⁽⁷⁾
Minimum usable open space	50 sf/DU	50 sf/DU	50 sf/DU	50 sf/DU	50 sf/DU	50 sf/DU

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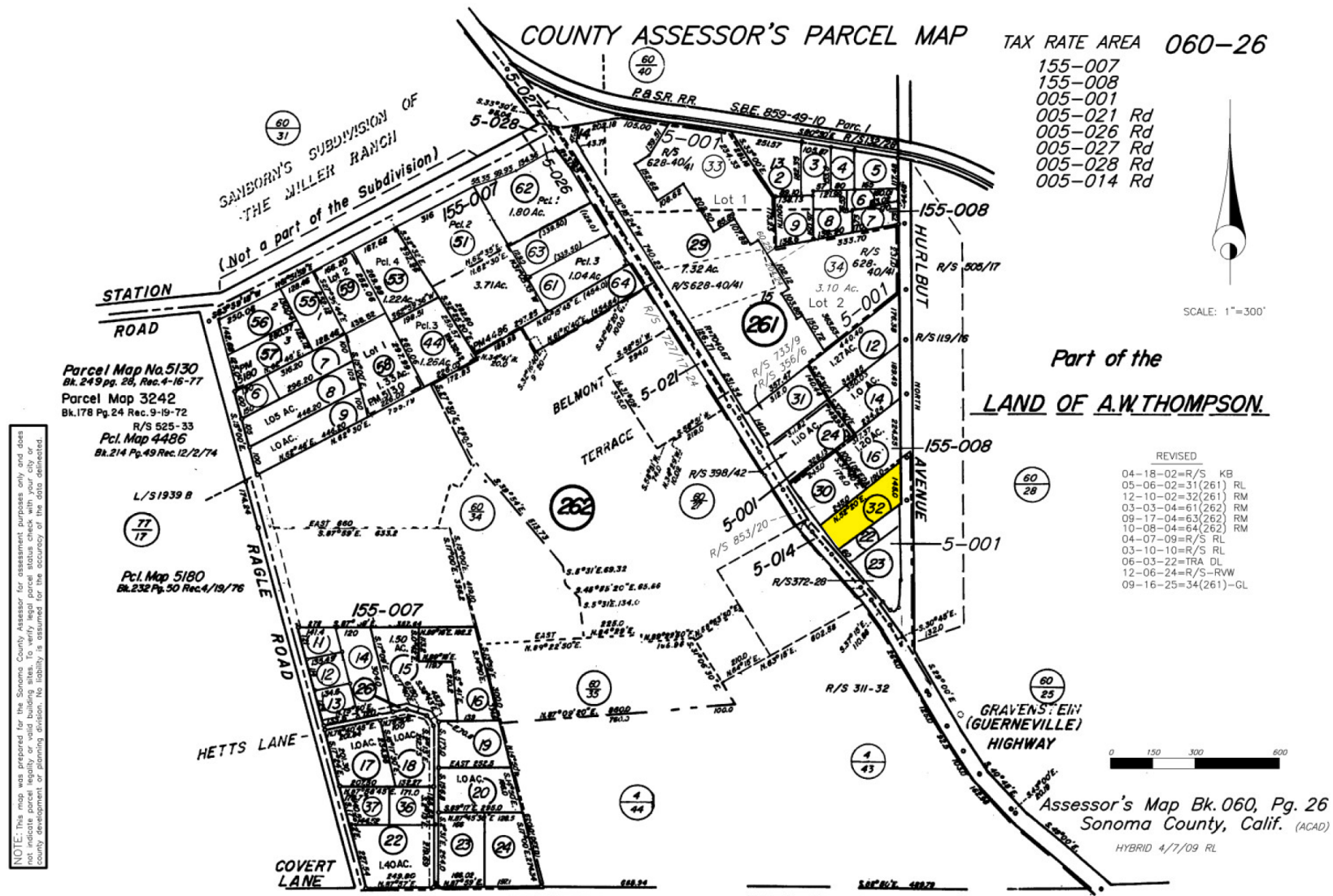


PARCEL MAP



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