

OFFERING
MEMORANDUM

SONOMA
REALTY
GROUP



TURNKEY MEDICAL / PROFESSIONAL OFFICE CONDO

465 March Ave, Unit B

Healdsburg, California 95448 · ±1,200 SF Double Unit

PRESENTED BY

David James Hunt, Realtor®

OFFERED AT

\$580,000

A move-in-ready, fully permitted office condominium in the heart of wine country.

Set within a well-maintained professional complex minutes from Healdsburg District Hospital and the downtown Plaza, this $\pm 1,200$ -square-foot double unit was remodeled under permit into one of the most versatile small-office floor plans on the market.

The layout pairs three private office rooms and a welcoming reception area with an open exam space and an expansive open-concept room that adapts to almost any use — gym, boardroom, studio, or collaborative workspace. Refined finishes carry throughout: rich cherry cabinetry, in-room sink and wet-bar stations with stone counters, recessed lighting, and garden-view windows that fill the space with natural light.

A permitted ADA-compliant restroom, an on-site laundry area, and generous storage complete a genuinely turnkey opportunity in one of California's most coveted small towns.

$\pm 1,200$

SQUARE FEET

8

DISTINCT SPACES

2025

REMODELED

PROPERTY AT A GLANCE

ADDRESS

465 March Ave, Unit B

Healdsburg, CA 95448

BUILDING SIZE

$\pm 1,200$ SF double unit

PROPERTY TYPE

Office Condominium

ZONING

Medical / Professional

APN

002-800-002

IMPROVEMENTS

Permitted Remodel

YEAR REMODELED

2025

CAM FEES

\$574.14 / mo · incl. exterior bldg. insurance

PRICE

\$580,000



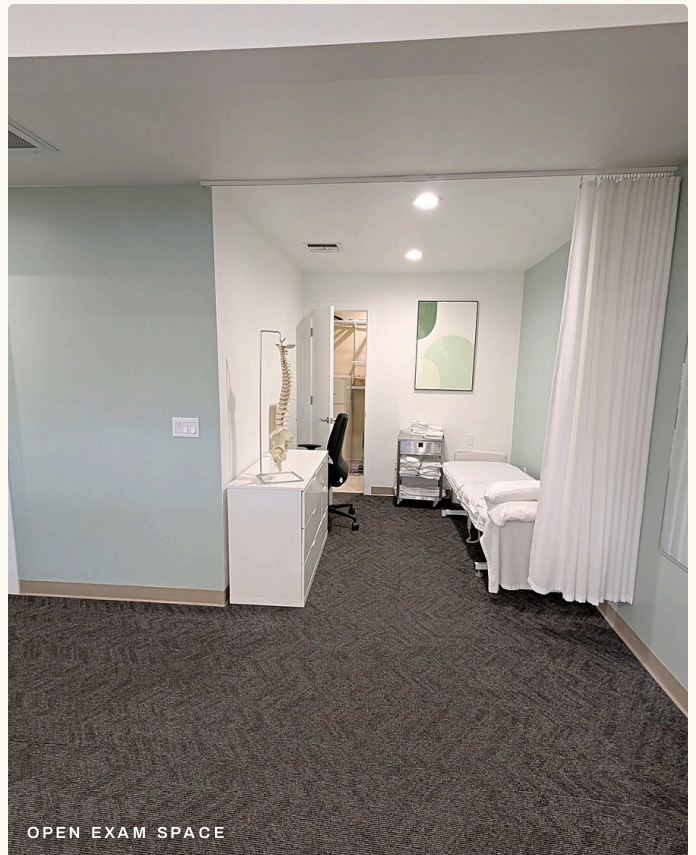
RECEPTION & WAITING AREA



RECEPTION & ENTRY



PRIVATE OFFICE / TREATMENT ROOM



OPEN EXAM SPACE

Eight distinct spaces, remodeled with permits.

01 Three Private Office Rooms

Enclosed, light-filled rooms ideal for practitioners, consults, or executive offices.

02 Reception & Waiting Area

Built-in cherry reception desk anchoring a polished, welcoming entry.

03 Open Exam Space

Flexible treatment or work zone with in-room sink and stone-counter wet bar.

04 Open-Concept Flex Room

The hero of the unit — gym, boardroom, studio, or group space.

05 ADA-Compliant Restroom

Permitted, accessible restroom with grab bars and modern finishes.

06 On-Site Laundry Area

Dedicated in-suite laundry — a rare convenience for the use type.

07 Cherry Cabinetry & Wet Bars

Sink and storage stations integrated throughout the work areas.

08 Storage & Utility

Built-in and closet storage keeps the floor plan clean and efficient.





THE OPEN-CONCEPT ROOM

Room to grow into.

The unit's expansive open-concept room is its most valuable asset — a true blank canvas. Today it serves as a fully equipped rehabilitation gym; tomorrow it could be a boardroom, a movement or pilates studio, a podcast set, or a collaborative open office. Track and recessed lighting, durable commercial flooring, and abundant natural light make it equally suited to clinical, creative, or corporate use.

GYM / REHAB

BOARDROOM

STUDIO

OPEN OFFICE

GROUP SPACE

Zoned Medical / Professional — but far from limited to medicine.

01 Financial Planning Firm

Private offices read "trust"; ideal for advisors serving the area's retirees and remote professionals.

02 Real Estate Office

Reception, private offices, and an open bullpen or conference room in one suite.

03 Attorney's Office

Discreet private rooms for client meetings with a polished, established feel.

04 Podcast / Content Studio

The open room as a set; private rooms for editing, sound, or green-room space.

05 Medical & Wellness

Turnkey for PT, chiropractic, acupuncture, or a med spa — already configured.

06 Counseling / Therapy

Three private rooms plus a group room — the ideal layout for shared practices.

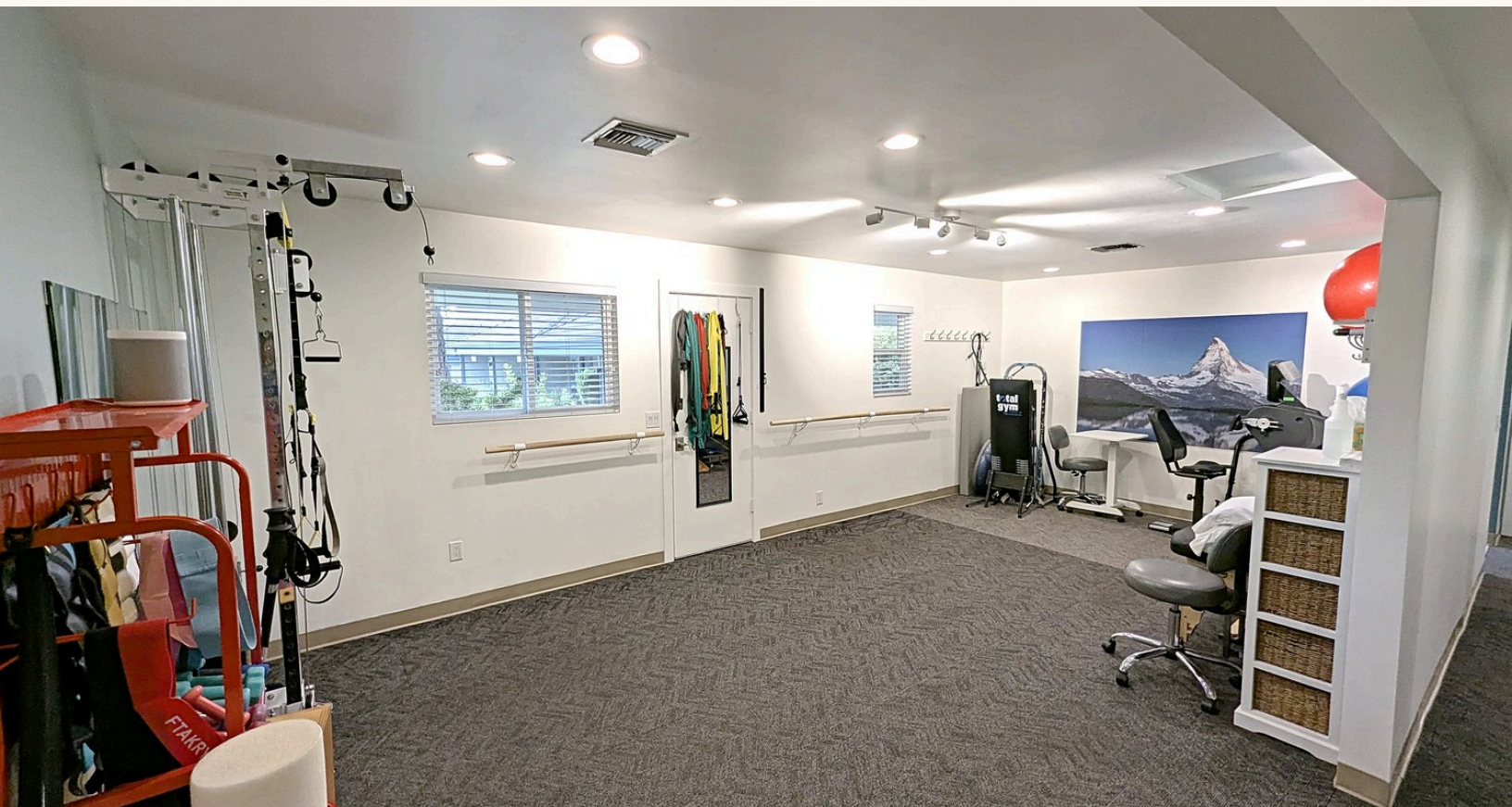
07 Boutique Fitness / Pilates

Open studio for small-group classes; private rooms for 1:1 or recovery.

08 Creative / Design Studio

A bright, characterful base for a small agency or remote-first team.

Currently configured and operating as a physical therapy practice — ready to continue, or to reimagine.



Healdsburg — world-class small-town wine country.

Home to roughly 14,000 residents, Healdsburg is one of Northern California's most celebrated small towns — known for award-winning restaurants, luxury hotels, and a thriving plaza at the center of Sonoma County wine country.

Unit B sits in a professional complex just minutes from Healdsburg District Hospital and the downtown Plaza, serving a community of young families, Bay Area remote professionals, and active retirees — a built-in clientele for medical, wellness, and professional-service businesses alike.

±14k RESIDENTS **5 min** TO HOSPITAL & PLAZA **±1,200** SQUARE FEET

Healdsburg District Hospital	Minutes away
Downtown Plaza & Dining	Minutes away
Luxury Hotels & Resorts	Nearby
US-101 Access	Quick connect
Complex Tenancy	Medical / Professional
Setting	Residential pocket





SCHEDULE A PRIVATE TOUR

Let's find the right business for this space.



David James Hunt

REALTOR® · DRE #02129551

BROKERAGE Sonoma Realty Group

PHONE 707-244-7863

EMAIL David@SonomaRealtyGroup.com

OFFICE Healdsburg, California



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