



COMPASS  
COMMERCIAL

# R3 HOTEL

16390 4th St, Guerneville, CA 95447

Get in touch

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# R3 Hotel & Resort



## Offering Summary

Sale Price:	\$3,750,000
Building Size:	10,155 SF
Available SF:	10,155 SF
Lot Size:	22,100 SF
Number of Rooms:	23
Price / SF:	\$369.28
Year Built:	1930
Zoning:	R2
Market:	Northern California
Submarket:	Russian River

## Property Overview

Perfect for discerning Hospitality / Resort investors, this property presents a coveted opportunity. Boasting a 10,155 SF building with 24 units, this historic gem, built in 1930, exudes character and potential. With a prime location in Northern California, the property's R2 zoning adds versatility to your investment strategy. The building's timeless allure and rich history offer a unique canvas for tomorrow's hospitality visionaries. Whether seeking to embrace its storied past or embark on an exciting transformation, this property stands ready to captivate investors looking to make their mark in this desirable market.

Many Upgrades to the building. Sale comes with ABC 47 & 48 licenses. Contact Agent for disclosures.

## Property Highlights

- 10,155 SF historic building
- 24 units offering potential for diverse hospitality concepts
- Built in 1930, exuding timeless charm
- R2 zoning for flexible development options
- Prime location in Northern California's sought-after market

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## About the Property



### Property Description

Many Upgrades to the building. Sale comes with ABC 47 & 48 licenses. Contact Agent for disclosures. Both Building and Business for sale.

### Location Description

Discover the allure of the charming Guerneville, CA, nestled in the heart of Northern California's iconic wine country. This vibrant area beckons with its natural beauty, including the majestic Russian River and towering redwood forests. The location is renowned for its trendy eateries, boutique shops, and wine tasting experiences. Nature enthusiasts can indulge in kayaking, hiking, and camping, while the laid-back atmosphere sets the stage for relaxation and rejuvenation. With notable attractions such as Armstrong Redwoods State Natural Reserve and Johnson's Beach, the area presents a compelling opportunity for Hospitality / Resort investors seeking to be part of this sought-after destination.

Both Business with Hotel - Restaurant - Bar for sale in parallel with purchase of the Real Property.

Please inquire with agents regarding possible grants in the surrounding area that may apply!

We look forward to scheduling a tour with soon!

Steven Gerry - Guy Carson - Terry Marks  
Team GCM

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# Complete Highlights



## Property Highlights

- - 10,155 SF historic building
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- - ABC Type 47 & 48 Licenses



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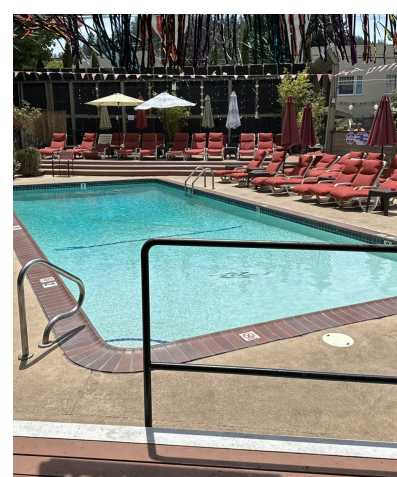
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# Additional Photos



MEASUREMENTS - OFFICE AND HOUSEKEEPING

GUEST ROOM #	MSRMENT
1	12X17
2	10x16
3	12x18
4	9x18
5	11x17
6	9x17
7	11x17
8	9x17
9	11x17
10	11x13
11	10x13
12	11x11
13	9x9
14	10x12
15	10x11
16	11x11
17	10x12
18	10x9
19	11x7
20	9x11
21	15x18
22	11x12
23	10x11
HOUSEKEEPING	8x23
OFFICE	13x8



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# Regional Map



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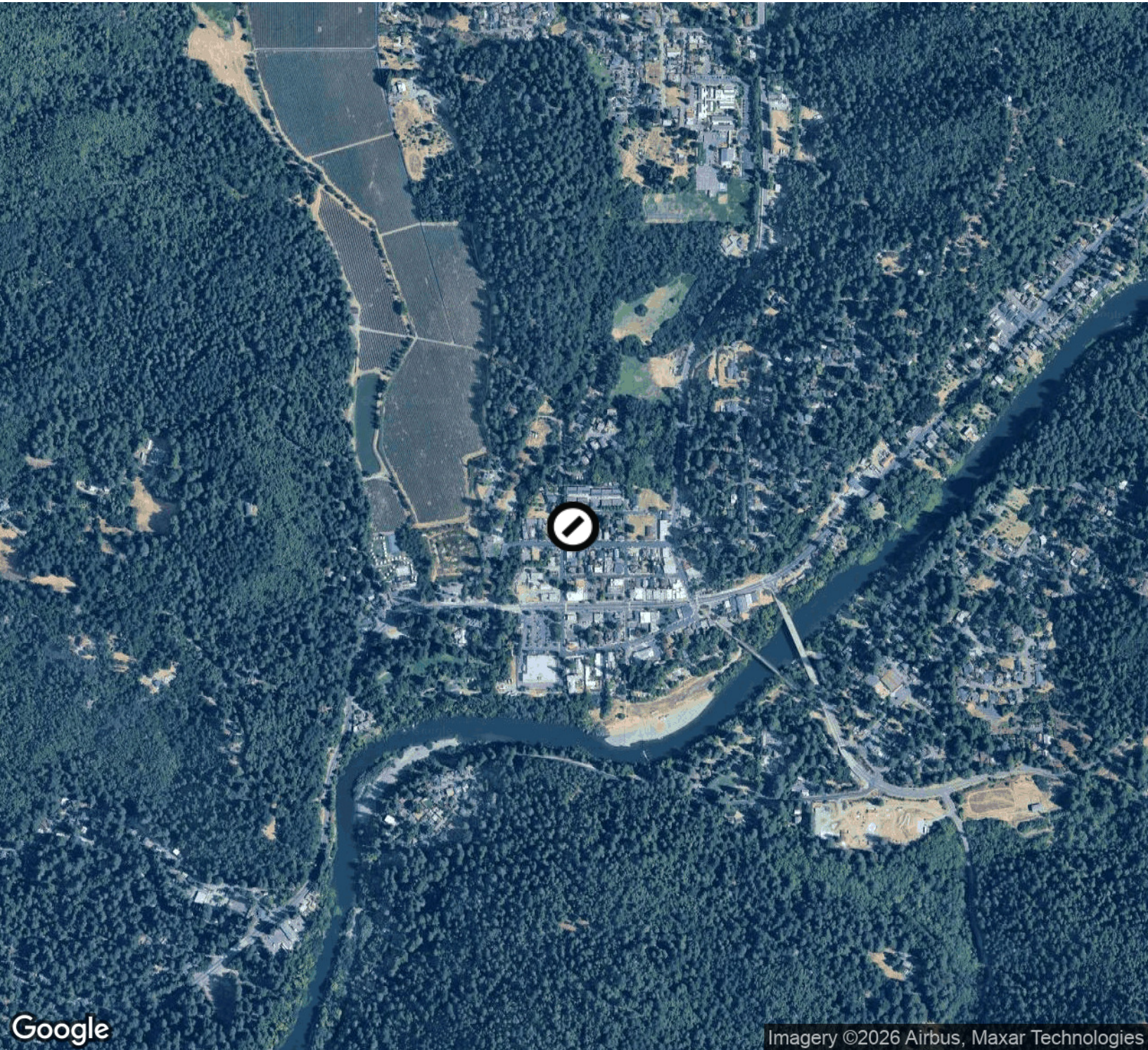
# Location Map



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# Aerial Map



Google

Imagery ©2026 Airbus, Maxar Technologies

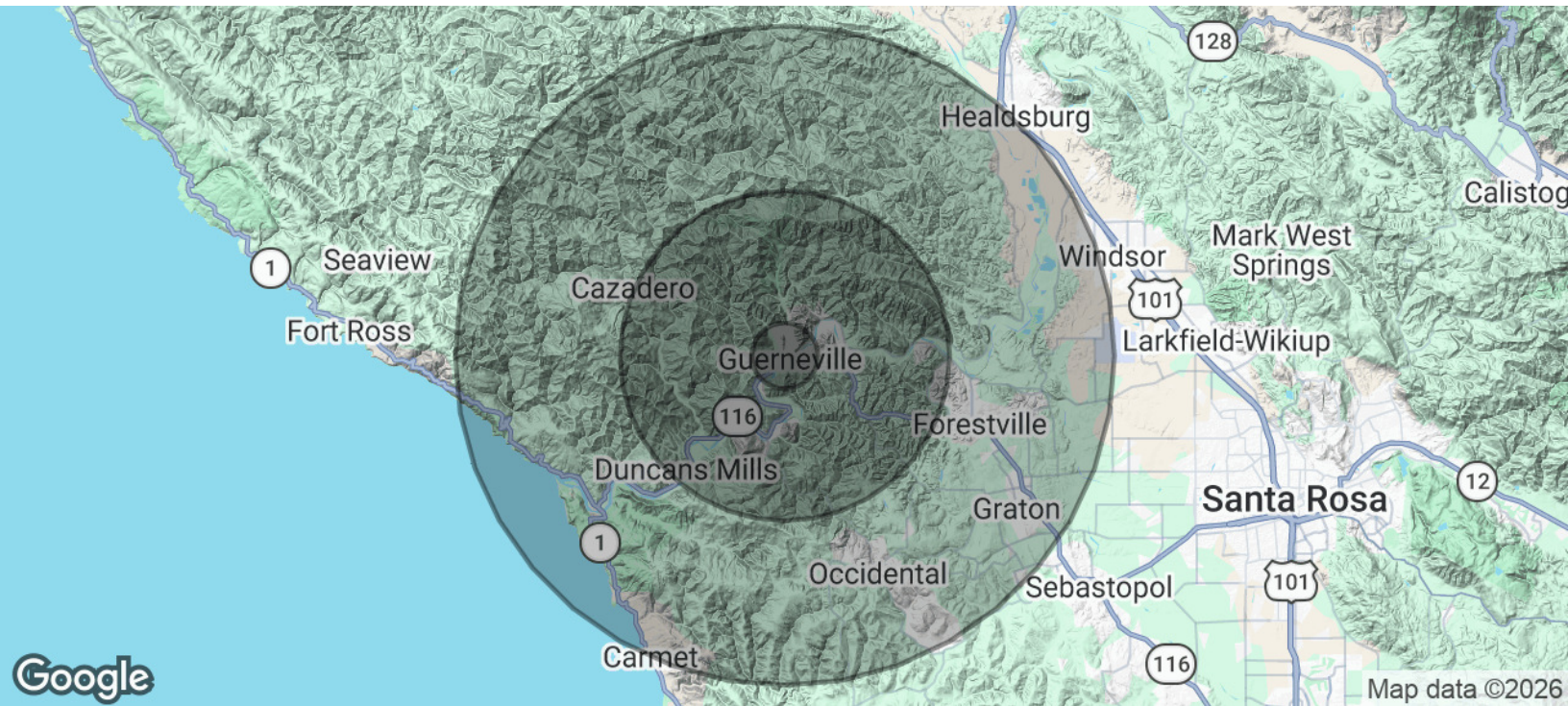
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# Demographics Map & Report



<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	2,142	9,068	28,632
Average Age	48	49	48
Average Age (Male)	48	49	48
Average Age (Female)	48	49	48
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	935	4,209	11,917
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$135,691	\$119,480	\$153,427
Average House Value	\$839,519	\$796,358	\$1,006,355

Demographics data derived from AlphaMap

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# Steven "Stu" Gerry



## Steven Gerry

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### Professional Background

Steven's father has been a Homebuilder for 45 years, and his mother was a Real Estate agent during much of his childhood. Many lessons about the housing market were gained in his early years both helping his father build homes across the Pacific Northwest-and observing the sales of those homes by his mother. Steven has bought and sold property for investment in California for the last 15 years, and has been a resident of San Francisco since 1991. He is passionate about volunteering for many charitable organizations every year, and has a particular interest in helping children across the globe who are less fortunate. He looks forward to every transaction as a unique opportunity to make a personal connection with his clients, and give the most professional service possible. Steven's experience has given him a masterful knowledge of the art of negotiation, an absolute focus on punctuality, and the skills to keep the very highest standards of professionalism. Steven draws from his very strong technical background to make sense of market data in order for his clients to make the best decisions to meet their goals. Whether you are a native to San Francisco or have just moved here, Steven will make you feel at home with Zephyr and looks forward to taking the stress out of the equation.

### Memberships

SFAR, FLEXMLS, GPSR

#### Compass Commercial - San Francisco & Los Angeles

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