



414 West Napa Street

SONOMA, CA 95476

RYAN SNOW

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PROPERTY DESCRIPTION

- Multi-Tenant professional/medical building totaling $\pm 6,000$ sf on $\pm 13,068$ sf lot.
- Two units on the 1st floor ($\pm 1,815$ & $\pm 1,185$ RSF) & one unit on the 2nd floor ($\pm 3,000$ RSF).
- Ideal Opportunity for a user to occupy or an investor to purchase and hold long-term.
- Located on a main artery (Sonoma Highway) through the City of Sonoma.
- Walking distance to downtown Sonoma Plaza: nearby amenities, banks, restaurants, and other services & shopping centers.
- Grandfathered monument signage available.
- Zoned MX (Mixed-Use) professional and medical offices are permitted.

OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Price:	\$1.75/ft - \$2.75/ft
Available Space:	$\pm 1,185$ - $\pm 3,000$ SF

Additional Photos

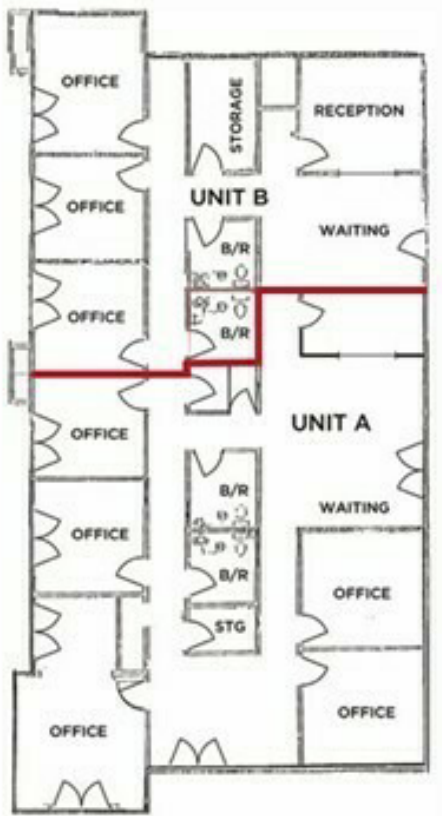
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Floor Plans

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FIRST FLOOR

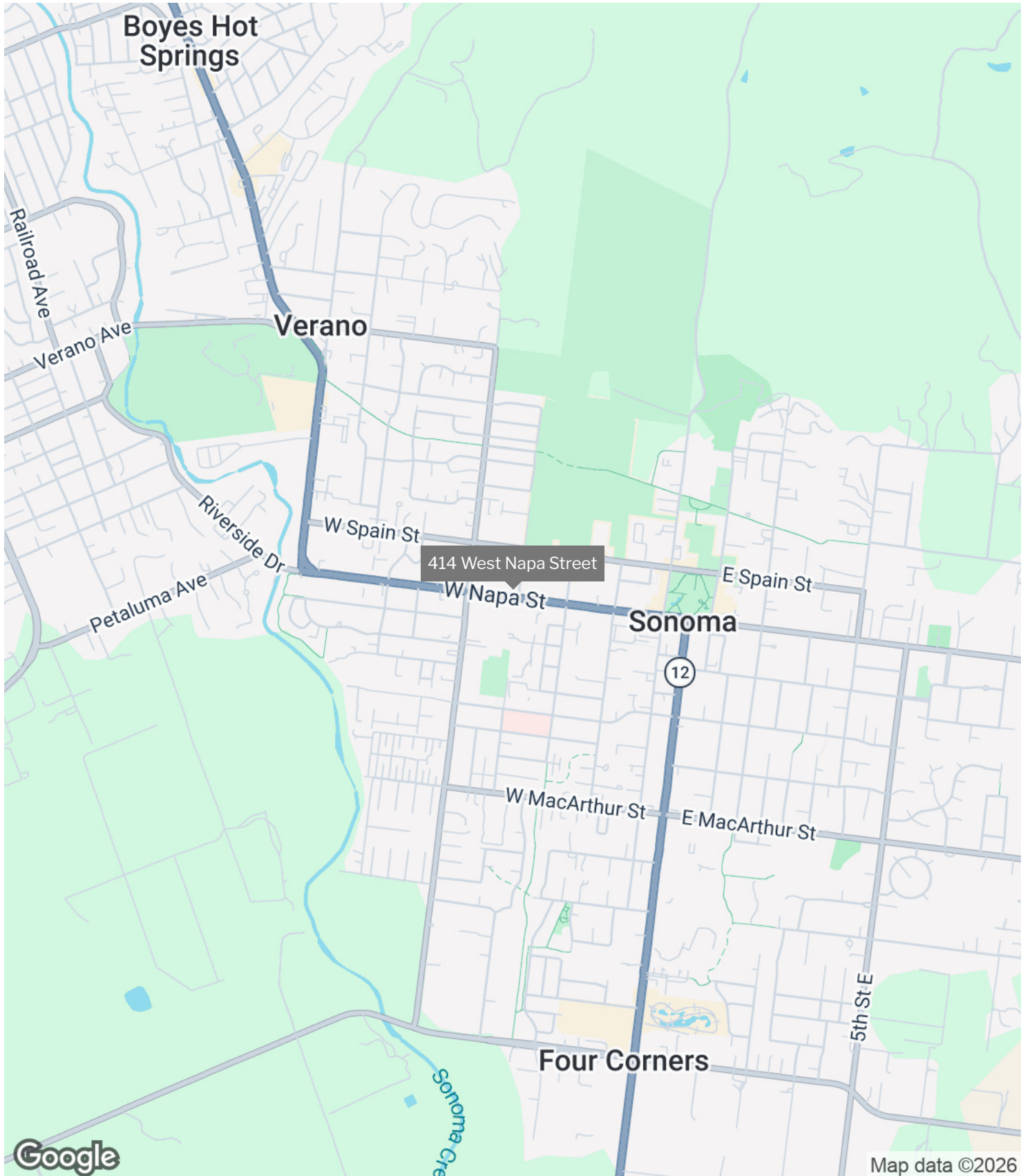


SECOND FLOOR



Regional Map

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About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



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