

# 75 Fremont Dr., Sonoma, CA 95476

## Offered at: \$2,675,000



### HIGHLIGHTS

- Tourist Destination
- Multiple Use Potential
- High Traffic Count
- Ample Parking
- Highway Access
- Visiblity to Tourists

### Listing Details

- Sale Type: Investment or Owner-User
- Zoning: Limited Commercial/Residential
- Sub-Type: Vacation Rental Permitted
- Building Size: ±5,764 SF
- Lot Size: ±0.78 Acres (±34,160 SF)
- Year Built 1946

### Unparallel Live-Work Investment Opportunity:

*This wonderful property is uniquely located at the Gateway to Sonoma and Napa Valley, offering multiple uses, it is truly a "Sonoma Wine Country Live + Work + Garden Compound." Featuring craftsman inspired detail and workmanship to include hardwood and custom tile flooring with beautiful treatments throughout. There are 3 separate sections of the building, allowing high quality commercial and potential residential/ AirBnB + possible office or retail applications. Organic gardens and a full chefs' kitchen lend themselves to business or personal entertaining. Outdoor seating areas and good parking make this perfect for a Corporate Retreat or Alternative Work Environment. With an up to 800amp electrical service, a 1" gas main for light commercial service, and featuring an ATT Fiber Optic Line, + an existing production studio. Commercial Space offers many possible uses: Galleries, Library, Private Office, and More! Three separate units –Main Residence, Studio Apartment, & Commercial Space.*



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# AVAILABLE FOR SALE