



For Sale

±6,525 SF
Mixed-Use
Property

±0.88 Usable Acres

**Excellent Owner/User or
Repurpose/Redevelopment Opportunity**



3459

BENNETT VALLEY RD

SANTA ROSA, CA

- ±6,525 SF Gross Building Area | ±1.26 Acres (±0.88 are usable)
- High-Visibility Location on Bennett Valley Road
- Income-Producing, Short-Term Rentals in Place (ask broker for details)

**Exclusively
Listed by:**

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Site Details:

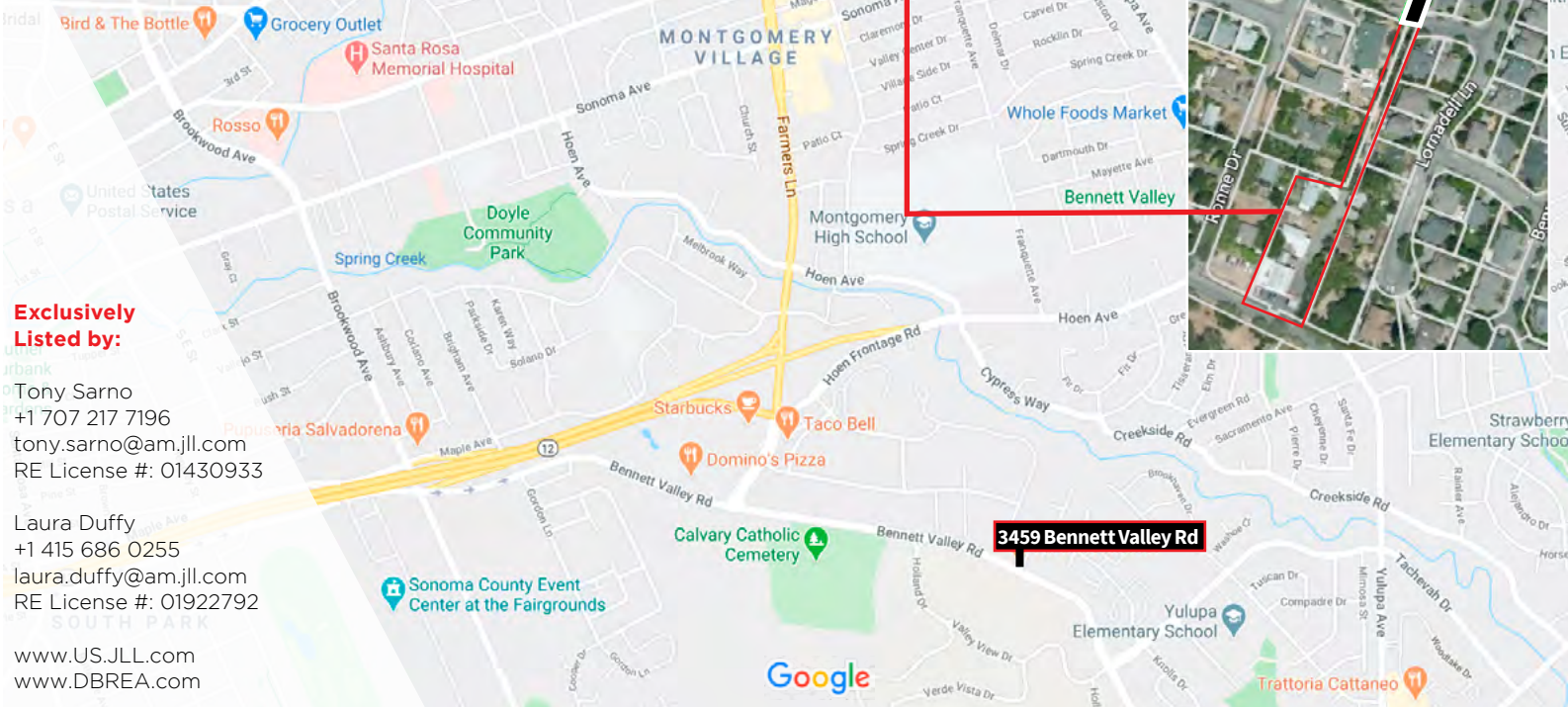
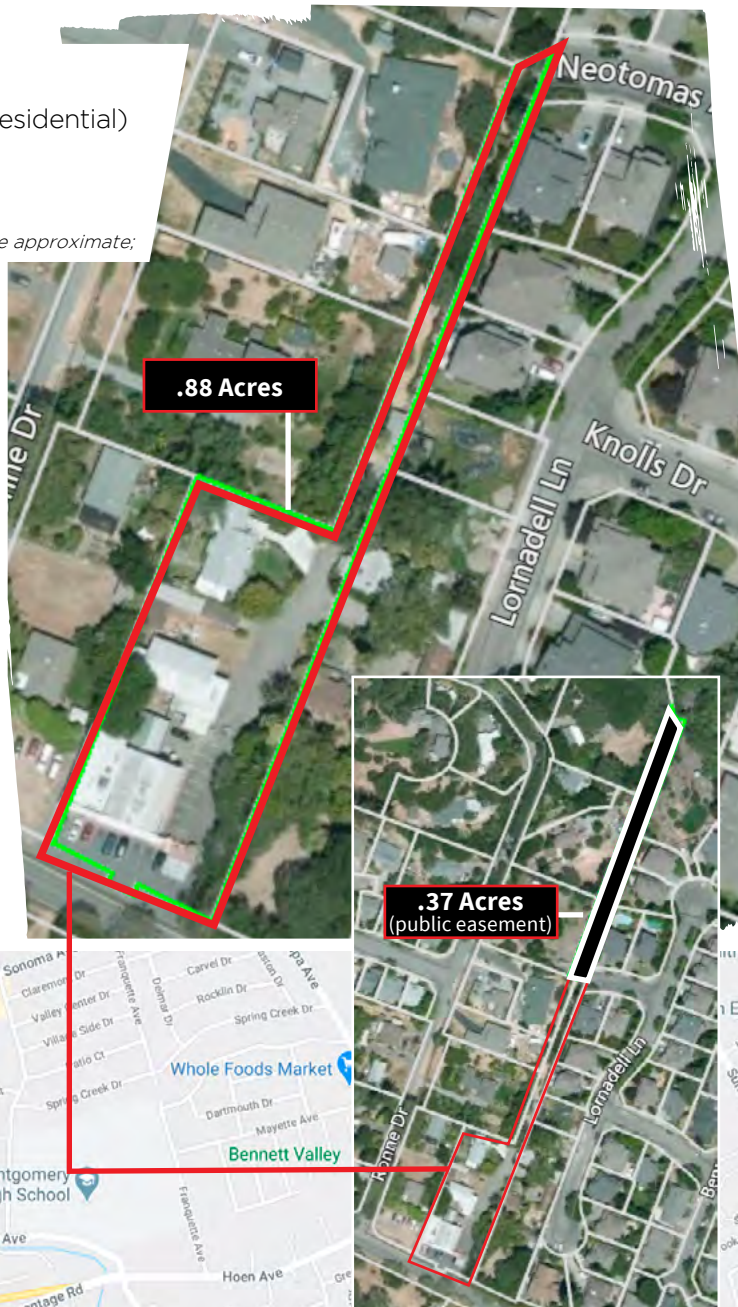
- SIZE: ±1.26 Gross Acres (.88 usable acres + .37-acre public easement)
- APN: 049-260-013-000 (.88 acres); 049-380-006-000 (.37 acres)
- ZONING: CN: Commercial Neighborhood
- PRICE: \$1,250,000

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BENNETT VALLEY RD
 SANTA ROSA, CA

Building Improvements ±6,525 SF Gross Building Area

- ±3,780 SF Mixed-Use Building (±2,235 SF Retail / ±1,130 SF Residential)
- ±1,385 SF Single-Family Residence
- ±1360 SF Warehouse Building
- ±1,208 SF Open Storage Area
- ±500 SF Detached Storage Building

*Square footages are approximate;
 Buyer to verify*



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