

Industrial Site

**4170 Santa Rosa Avenue @ Fleming Lane
Santa Rosa, CA**



The subject site is 2 acres with a 1,500 sq. ft. retail/office building, leased at \$3,000/mo., 1 yr. lease with a 3-yr. option, paved parking lot - 9 cars, new well.

*Financing: 1st \$570,000
@ 7.245%, Sonoma Bank,
5 yrs. left on due date*



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