



\$ 1,439,000



7345 Healdsburg Ave., Sebastopol, CA 95472

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- » **MLS #:** 22021656
- » **Commercial**



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CENTURY 21
 NorthBay Alliance

Alliance
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Close to downtown Sebastopol. Mixed-use zoned general commercial property. Approx 700 sqft commercial building w/ high visibility. Entrance has double glass doors & patio area. Parking behind building, handicapped accessible front & back. Fantastic location on Hwy 116. Prominent in both directions both day & night. Inside spacious w/ large windows, all glass conference room, designed lighting for flexibility of displays & tiled bathroom & small kitchen area. Can be a live/work situation. The house & studio in the rear provide an ideal arrangement. Main home was built in 1890 & rebuilt from foundation to roof in 2012 w/detached art studio. Floor plan offers 2 bedrooms + den, full bathroom, spacious kitchen & an open living area. Detached garage functions as an art studio (plumbed for water, sewer, gas & on-demand hotwater system). Don't miss this opportunity.

