

# 4-WAY STOP CORNER LOCATION

## THE ULTIMATE DEVELOPMENT OPPORTUNITY 405 5th Street West, Sonoma, CA 95476



## ADJACENT TO SHOPPING CENTER— CURRENTLY A SINGLE FAMILY HOME ON 1/2 ACRE

Offered at \$1,295,000

[www.405fifthstreetwest.com](http://www.405fifthstreetwest.com)

For more information, please contact:

**ISAAC RABOY**  
[isaac@vom.com](mailto:isaac@vom.com)

**(707) 939-2521 direct**  
**(707) 321-3398 cell**

**ORION**

COMMERCIAL REAL ESTATE SERVICES

San Rafael Office  
899 Northgate Drive  
Suite 500  
San Rafael, CA 94903  
415-472-8700 Tel  
415-472-3508 Fax

Petaluma Office  
775 Baywood Drive  
Suite 105  
Petaluma, CA 94954  
707-782-1800 Tel  
707-782-1818 Fax

Santa Rosa Office  
2455 Bennett Valley Road  
Suite C-200  
Santa Rosa, CA 95404  
707-543-8300 Tel  
707-543-8303 Fax

Sonoma Office  
470 First St. East  
Sonoma, CA 95476  
707-939-2520 Tel  
707-939-2010 Fax

# 405 5th Street West, Sonoma

**LOCATION:** 405 5th Street West, Sonoma

**SPACE:** **SELLER WILL CONSIDER FINANCING!**  
This one-half acre **COMMERCIAL** parcel is located at a 4-way stop intersection, immediately adjacent to the Sonoma Market Shopping Center. This is a once-in-a-lifetime opportunity to acquire and develop this unique parcel for a regional or national tenant. There is plenty of room for a substantial building and parking, with easy access to all available services and to Sonoma Plaza.



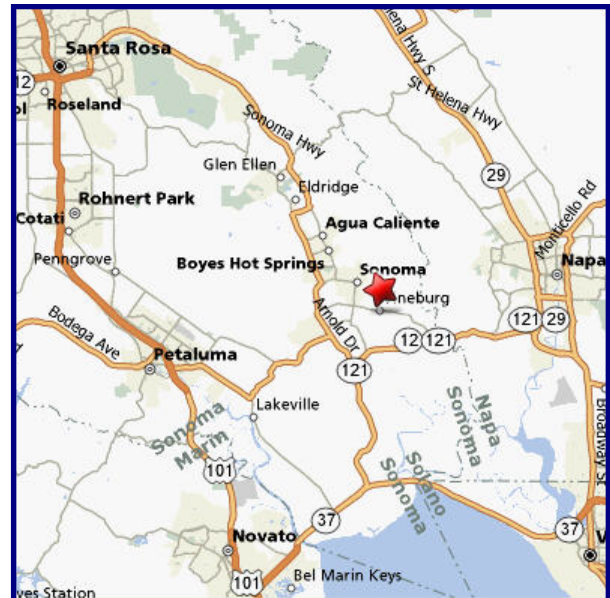
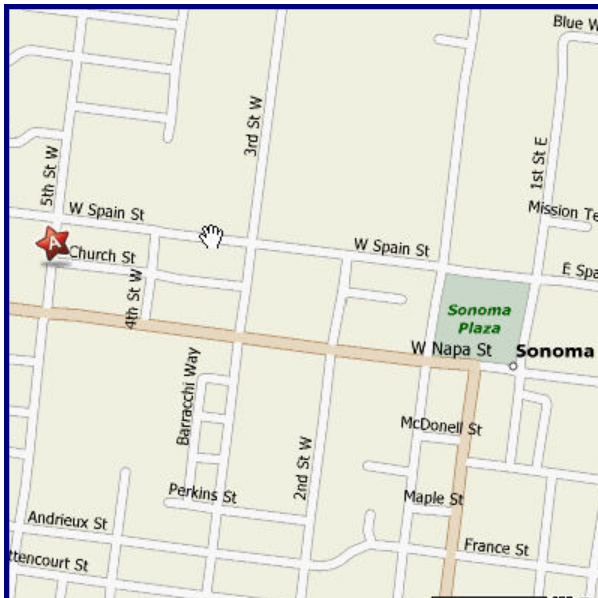
**TERMS:** Owner will carry the financing for the right buyer and terms

**PARKING:** Depends on extent of development

**FEATURES:** 1,225+/- sq. ft. building  
1/2 acre corner lot  
Sonoma Market Shopping Center immediately next door



**CONTACT:** Isaac Raboy  
(707) 939-2521  
isaac@vom.com



**ORION**

San Rafael Office  
899 Northgate Drive  
Suite 500  
San Rafael, CA 94903  
415-472-8700 Tel  
415-472-3508 Fax

Petaluma Office  
775 Baywood Drive  
Suite 105  
Petaluma, CA 94954  
707-782-1800 Tel  
707-782-1818 Fax

Santa Rosa Office  
2455 Bennett Valley Road  
Suite C-200  
Santa Rosa, CA 95404  
707-543-8300 Tel  
707-543-8303 Fax

Sonoma Office  
470 First St. East  
Sonoma, CA 95476  
707-939-2520 Tel  
707-939-2010 Fax

COMMERCIAL REAL ESTATE SERVICES

The information herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.