

Novato Mixed Use Building For Sale

7400 Redwood Blvd.

Novato, CA 94945



OFFERING SUMMARY

Sale Price:	\$3,995,000
Cap Rate:	3.31%
NOI:	\$132,212
Lot Size:	0.441 Acres
Year Built:	2000
Building Size:	14,856 SF
Zoning:	Mixed Use
Market:	North Marin
Submarket:	Novato
Price / SF:	\$268.91

PROPERTY OVERVIEW

Newer, fully leased mixed use building located in the heart of downtown Novato. Property features retail on the ground floor and four two bedroom apartments on the second floor. All of the apartments have a third room that is not designated as a bedroom as they do not have a closet. Each unit has access to a spacious balcony on the rear of the building. There is adequate on site parking as well as on street parking in front of the building.

The first floor retail is fully leased to long term tenants with good term left on their leases.

LOCATION OVERVIEW

The building has good frontage on Redwood Boulevard and Sweetser Ave. A private parking lot is accessed via Sweetser Avenue for approximately 20 vehicles.

The property neighborhood is a part of the Commercial Center of Novato and is a short distance to Grant Avenue, the city's primary retail street for a variety of restaurants and services.

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