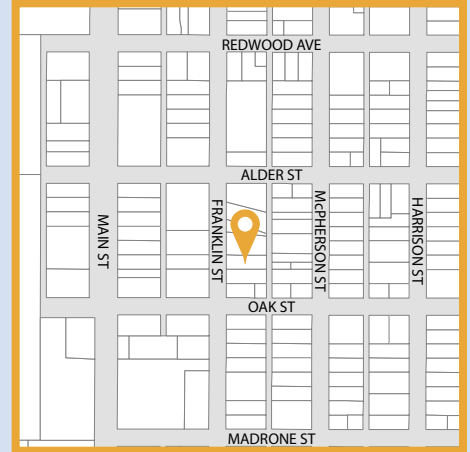




COMMERCIAL PROPERTY LISTING 120 NORTH FRANKLIN STREET

\$799,000
SALE PRICE

N/A
LEASE PRICE



PARCEL

7,000 SF

BUILDING

Vacant, 5,000 SF Space, Two Stories, ADA First Floor, 1990 Remodel

PROPERTY INFO (PROVIDED BY AGENT)

Extensive remodel in 1990 with addition of second story provides good usable space. 12 car off street parking with lighting across alley to the east is included in the sale. Additional ADA compliant parking on eastside of building and ADA accessible lower floor. Zoning allows many uses.

PERMITTED USES

Retail
Restaurant
Art Gallery
Grocery
Cafe
Bank
Office

and more!

ALLOWED BY PERMIT

Multi-Family Res
Mixed Use
Bed & Breakfast
Bar/Tavern
Fitness Facility
Day Care Center
Hotel/Motel

and more!

Central Business District Zoning

Water and sewer fees have been paid for office uses. More intense uses may require additional fees. A backflow device is installed.

Three spaces on site plus fifteen spaces across alley to the east (included).

Fire sprinklers are not installed, and would be required for improvements over \$75,000 over a three-year span.

ADDITIONAL RESOURCES

1

WEST COMPANY

Consulting and workshops on business planning, financing, marketing, HR, tech and more

707-964-7571

2

E.D.F.C.

Assistance with access to capital, and economic development incubator

707-234-5705

3

CITY OF FORT BRAGG

Call to speak with a business liaison for assistance opening or expanding your business

707-961-2827

AGENT

Greg Burke, Mendocino Sotheby's

707-937-5822

1061 Main Street, Mendocino, California