

Historic Building on 0.413± Acre + 0.304± Acre Option Included

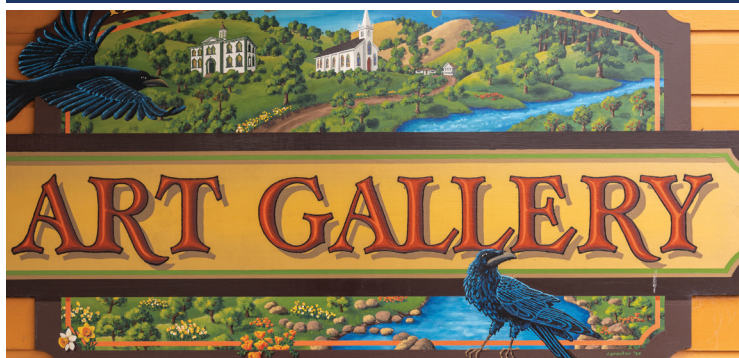
\$749,000

17235 & 17255 Bodega Hwy, Bodega, California

HISTORIC BODEGA ART GALLERY (2 PARCELS)



DETAILS



- 4 bedroom Septic perc by Adobe Associates
- History Bodega Art Gallery Building of 1,254 sq ft
- Bodega Highway 279± feet of frontage
- Residential Zoning with a commercial variance
- Originally a 19th century blacksmith's shop
- Brick floors and wood overlay
- Vaulted open-beam ceilings
- Shed & RV Hookup behind
- Water connection from Bodega Water Company
- Ideal for building your vision
- The Bodega Art Gallery Building can be purchased separately for \$500,000

SONOMACOASTLIVING.COM



THERA BUTTARO

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CRB
CERTIFIED REAL ESTATE
BROKERAGE MANAGER



RSPS
Resort & Second-Home
Property Specialist



**Sonoma Coast
Living**
REAL ESTATE SERVICES

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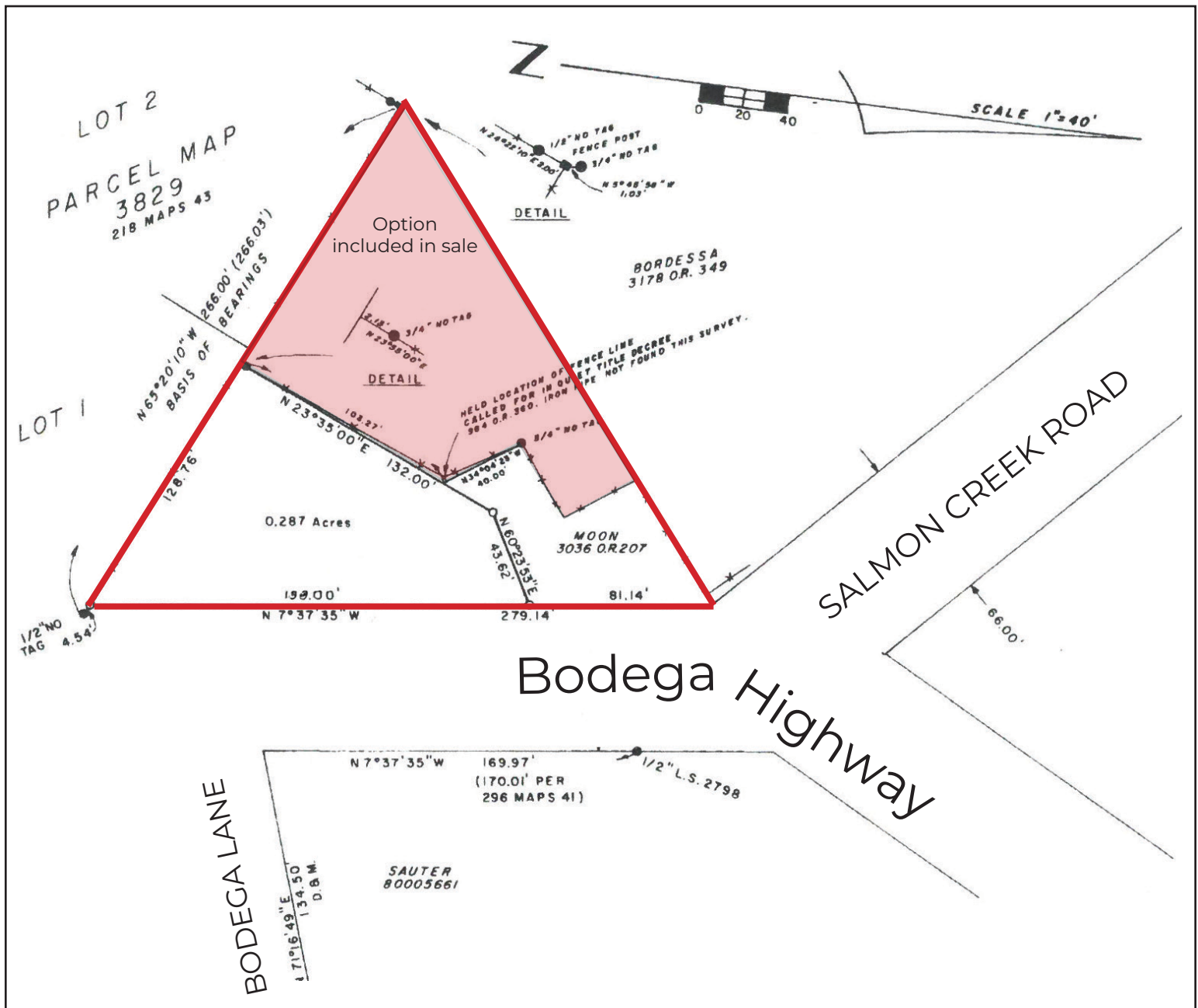
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All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be verified, is not guaranteed by broker and is subject to change. All information should be independently reviewed and verified for accuracy.

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Gallery, parcel above & perc area for septic, subject to final survey.

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