OPPORTUNITY IN THE HEART OF PETALUMA!

301 Petaluma Blvd. South, Petaluma, CA 94952













In sight of central downtown and across the street from charming Walnut Park, this wonderful mixed-use property (T-5, info here: https://petaluma.municipal.codes/SmartCode/3), ADA-compliant when remodeled, and has a striking woodshingle exterior surrounded with lush shrubbery, shady trees, and crawling ivy. The bright interior is a calming setting with its walls surrounded in wide windows and vaulted skylight with ceiling fan centering the main room. Accent details like columns and a coffered ceiling bring a sense of history, while recessed lighting, automated shades, and wall A/C unit bring it back to modern times. The cherry on top is the antique-style fireplace centered by two wall sconces along the wall as you enter. The kitchen includes durable flooring, shelf space, and a spacious guest bathroom. Just out the back door sits the covered carport and storage unit. This could be your dream come true in such an ideal downtown location!

Offered at \$595,000

T-5, info here: https://petaluma.municipal.codes/SmartCode/3



JEREMY & PEG KING Petaluma's Dream Team Realtors M: 707.338.8821 peg@pegking.com PegKing.com CaIRE #00690260





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Some of Peg & Jeremy's Top Petaluma Restaurant Picks

Rosen's 256 North - 256 Petaluma Blvd. N

Wild Goat Bistro - 6 Petaluma Blvd. N

Della Fattoria - 141 Petaluma Blvd.

Seared - 170 Petaluma Blvd.

Cafe Giostra - 1390 N McDowell Blvd.

Alfredo's - 1426 E Washington Street

What a Chicken - 706 E Washington St

Sake 107 - 107 Petaluma Blvd. N

Stockhome - 220 Western Ave.

Street Social - 29 F Petaluma Blvd. N

Volpi's - 124 Washington St.

Real Doner - 307 F Street

Risibisi - 154 Petaluma Blvd. N

Central Market - 42 Petaluma Blvd.

The Shuckery - 100 Washington Street

Mi Pueblo - 108 Kentucky Street

Brewsters Beer Garden - 229 Water Street

Cucina Paradiso - 114 Petaluma Blvd. Old

Chicago Pizza - 41 Petaluma Blvd.

Pub Republic - 3120 Lakeville Hwy

Sugo Trattoria - 5 Petaluma Blvd. S

El Roy's - 210 Edith St.

Water Street Bistro - 100 Petaluma Blvd.

N Trattoria Roma - 140 2nd St

