

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 wood-shingle 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
CalRE #00690260





Just minutes from 301 Petaluma Blvd. S

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

