



COMMERCIAL PROPERTY LISTING

125 EAST BUSH STREET

\$325,000
SALE PRICE

N/A
LEASE PRICE



PARCEL

3,049 SF

BUILDING

+/- 1,015 SF Commercially-Zoned Single-Family Residence

PROPERTY INFO (PROVIDED BY AGENT)

Clean and ready for you. Two bedrooms, 1 bathroom complete with walk in tub, some recent remodeling has been done. All appliances included. Brand new dishwasher and newer washer and dryer. Living room has dual pane window. Carpet and flooring is newer and in great shape. Zoned for commercial use, but currently set up as "grandfathered" residential use.

PERMITTED USES

- Retail
- Art Gallery/Studio
- Dance/Yoga Studio
- Restaurant/Cafe
- Bed and Breakfast
- Mixed Use
- Office

and more!

ALLOWED BY PERMIT

- Multi-Family Res
- Day Care Center
- Bar/Tavern
- Fitness Facility
- Medical Office
- Hotel/Motel
- Hair Salon

and more!

ZONING

Highway Visitor Commercial Zoning - Not Coastal Zone.

Single-family residential use is "grandfathered" in this commercial zoning district.

WATER

Water and sewer fees have been paid for residential uses. More intense uses may require additional fees. A backflow device may be required depending on proposed use.

PARKING

Off-street parking is available. Additional parking may be required depending on proposed use.

FIRE

Fire sprinklers are not installed. Sprinklers would be required if converted to a commercial or multi-family use, and improvements over \$75,000 are made.

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

A. B. Priceman

707-357-1801

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