



4.72±
Acres

GATEWAY WINE COUNTRY

23400 Arnold Dr., Sonoma

\$2,250,000

Carneros
Region

Pastoral
Views

Far-reaching, pastoral views from 4.72± acres, gateway Carneros wine country. Highly visible frontage is main access to Sonoma and Napa Valley with two approved nearby roundabouts. Occupied by iconic Angelo's deli, operates under Use Permit; business not included. Area vineyards and businesses include Sonoma Raceway, Rams Gate, Viansa, Jacuzzi, Cline, Sonoma Valley Airport, Fruit Basket, Gloria Ferrer, Anaba and more. Passed 2024 wet weather percolation testing, view building sites. Minutes to downtown Sonoma, apx. 15 minutes to downtown Napa, less than one hour to San Francisco.

23400ArnoldDr.com

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SHONE GROUP / REAL ESTATE
wine country expertise 1980-now

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Sotheby's International Realty - Wine Country - Sonoma Brokerage

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23400 Arnold Dr, Sonoma, CA 95476-9748

N Active

\$2,250,000



MLS # 324013558
Approximate SqFt: 1128 SqFt
SqFt Source: Not Verified
Lot Size: 4.7200 ac SqFt
Number of Buildings: 1
Number of Units: 1
Number of Units Vacant: 0
APN: 128-461-069-000
Area: Sonoma
Year Built: 1965
Subtype / Description: Other
Levels: One

List Price: \$2,250,000
Original Price: \$2,250,000
Sold Price:
Price per SqFt: \$1,994.68
List Date:
DOM/CDOM:
On-Market:
Closed:
Contingent:
Pending:
Property Condition:

[Additional Pictures](#) |

Public Remarks: Far-reaching, pastoral views from 4.72+- acres, gateway Carneros wine country. Highly visible frontage is main access to Sonoma and Napa Valley with two approved nearby roundabouts. Occupied by iconic Angelo's deli, operates under Use Permit; business not included. Area vineyards and businesses include Sonoma Raceway, Rams Gate, Viansa, Jacuzzi, Cline, Sonoma Valley Airport, Fruit Basket, Gloria Ferrer, Anaba and more. Passed 2024 wet weather percolation testing, view building sites. Minutes to downtown Sonoma, apx. 15 minutes to downtown Napa, less than one hour to San Francisco. Also listed in Commercial listing# 324015030.

Property Features:

Annual Taxes: 10825
Broker Co-Op: 2.5
Carpport Space(s): 0
County: Sonoma
Garage Space(s): 1
GSI: 44640
Independent Parking Space: 0
Laundry: Other
Management Expense: 0
NOI: 0
Oper. Expenses Incl: None
Parking Features: Detached,Uncovered
Roofing:
Section 8 Units: 0
Stories: 1
Utilities: Electric

Applicances:
Cap Rate: 0.00
Cooling: Other
Flooring: Concrete
GRM: 0.00
Heating: Other
Insurance Expense: 0
Maintenance Expense: 0
Monthly Expense: 0
Operating Expense: 0
Other Expense: 0
Parking Spaces, Total: 10
RV/Boat Spaces: 0
Separate Meter:
Underground Parking: 0
Utilities Expense: 0

Units Leased: 0	Studios: 0	Leasable: 0	Commercial: 1
Single Bedroom: 0	Two Bedroom: 0	Three Bedroom: 0	Four Bedroom: 0
Unit(s) 1 Beds: 1	Baths: 1/ 0	Sq Ft: 1128 SqFt	Rent: \$3500
Unit(s) 2 Beds: 1	Baths: 1/ 0	Sq Ft: 0 SqFt	Rent: \$220
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Unit(s) 3 Beds: 0	Baths: 0/ 0	Sq Ft: 0 SqFt	Rent: \$0
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Unit(s) 4 Beds: 0	Baths: 0/ 0	Sq Ft: 0 SqFt	Rent: \$0
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			Occupancy: Tenant
			Occupancy: Tenant
			Occupancy:
			Occupancy:

Presented by: Tina Shone CA DRE License #00787338, 707-933-1515
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