





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

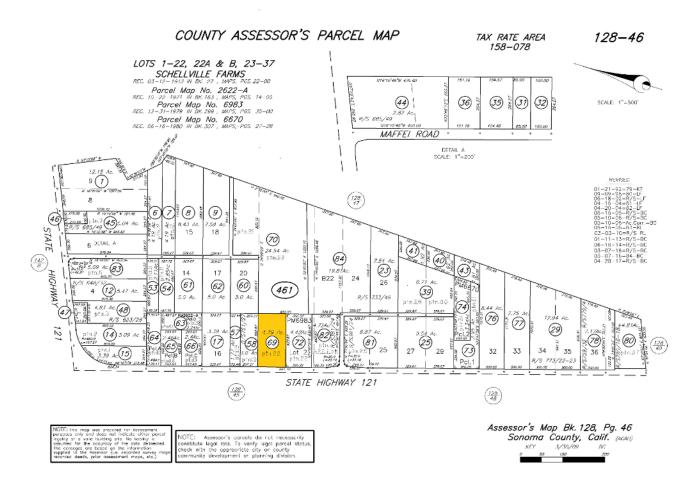
Tina Shone

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Sotheby's International Realty - Wine Country - Sonoma Brokerage



23400 Arnold Dr, Sonoma, CA 9547

Additional Pictures |

76-9748	N Active		\$2,250,000
MLS #	324013558	List Price:	\$2,250,000
Approximate SqFt:	1128 SqFt	Original Price:	\$2,250,000
SqFt Source:	Not Verified	Sold Price:	
Lot Size:	4.7200 ac SqFt	Price per SqFt:	\$1,994.68
Number of Buildings:	1	List Date:	
Number of Units:	1	DOM/CDOM:	
Number of Units Vacant:	0	On-Market:	
APN:	128-461-069-000	Closed:	
Area:	Sonoma	Contingent:	
Year Built:	1965	Pending:	
Subtype / Description:	Other		

Property Condition:

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.

One

Levels:

Property Feat							
Annual Taxes:	10825			Applicances:			
Broker Co-Op:	2.5 0 Sonoma 1 44640			Cap Rate:	Cap Rate: 0.00 Cooling: Other Flooring: Concrete GRM: 0.00 Heating: Other		
Carport Space(s):				Cooling:			
County:				Flooring:			
Garage Space(s):				GRM:			
GSI:				Heating:			
Independent Parking Space: 0			Insurance Expense: 0				
Laundry:	Other			Maintenance Expense:	0		
Management Expense:	0		Monthly Expense:	ating Expense: 0 r Expense: 0 ng Spaces, Total: 10			
NOI:			Operating Expense:				
Oper. Expenses Incl:	None Detached, Uncovered						Other Expense:
Parking Features:							Parking Spaces, Total:
Roofing:	,		RV/Boat Spaces:				
Section 8 Units:	0			Separate Meter:			
Stories:	1			Undeground Parking	: 0		
Utilities:	Electric			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	Occupancy:	Tenant
Unit(s) 2 Beds:	1	Baths:	1/0	Sq Ft:0 SqFt	Rent: \$220	Occupancy:	Tenant
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Unit(s) 3 Beds:	0	Baths:	0/ 0	Sq Ft:0 SqFt	Rent: \$0	Occupancy:	

Unit(s) 4 Beds:	0	Baths:	0/ 0	Sq Ft:0 SqFt	Rent: \$0	Occupancy:	
