

Downtown Healdsburg Commercial Sale Comps

Picture	Listing/Status/Price/DOM	Address/City/Area/APN	SubType/Build/Cap	Year/BusType	SqFt/\$PerSquareFoot/LotSz	OMD/CloseDt/OccType/Senior	Agent Name/Office Name
	Listing #: 324087490 Status: Closed List/Close \$: \$1,030,000 DOM / CDOM: 244/244	Address: 444 Healdsburg Ave, Healdsburg, CA 95448 City: Healdsburg Area: Healdsburg APN: 002-171-013-000	Subtype Desc: Mixed Use # of Buildings: 0 # of Floors: 0 Cap Rate: 0.00	Year Built: 1936 Business Type:	SqFt: 1,722 Price Per SqFt: \$598.14 Lot Sz-Acres: 0.16	On Market Date: 11/05/24 Close Date: 07/28/25 Occupant Type: Owner	LA: Charlene Schnall LO: Golden Gate Sotheby's International Realty SA: Kenneth R Werner SO: Boulevard Real Estate
	Listing #: 326000185 Status: Closed List/Close \$: \$2,225,000 DOM / CDOM: 135/135	Address: 435-441 Healdsburg Ave, Healdsburg, CA 95448-3814 City: Healdsburg Area: Healdsburg APN: 002-172-014-000	Subtype Desc: Retail # of Buildings: 1 # of Floors: 1 Cap Rate: 5.50	Year Built: 1964 Business Type: Commercial, Winery, Other	SqFt: 4,750 Price Per SqFt: \$468.42 Lot Sz-Acres: 0.14	On Market Date: 02/08/26 Close Date: 06/24/26 Occupant Type: Tenant	LA: Greg E Smallcomb LO: W Real Estate SA: Natalee D Tappin SO: The Agency
	Listing #: 326001179 Status: Closed List/Close \$: \$3,750,000 DOM / CDOM: 148/148	Address: 320 Center St, Healdsburg, CA 95448-4102 City: Healdsburg Area: Healdsburg APN: 002-194-006-000	Subtype Desc: Mixed Use # of Buildings: 0 # of Floors: 0 Cap Rate: 0.00	Year Built: 1857 Business Type:	SqFt: 2,708 Price Per SqFt: \$1,384.79 Lot Sz-Acres: 0.03	On Market Date: 01/07/26 Close Date: 06/17/26 Occupant Type: Tenant	LA: Ryan Anderton LO: Sonoma Realty Group SA: Graham P Sarasy Sr. SO: Healdsburg Sotheby's Int'l Realty
	Listing #: 325059293 Status: Closed List/Close \$: \$8,200,000 DOM / CDOM: 89/89	Address: 110-116 Matheson St, Healdsburg, CA 95448-4108 City: Healdsburg Area: Healdsburg APN: 002-242-055-000	Subtype Desc: Mixed Use # of Buildings: 0 # of Floors: 2 Cap Rate: 0.00	Year Built: 1901 Business Type:	SqFt: 11,361 Price Per SqFt: \$721.77 Lot Sz-Acres: 0.15	On Market Date: 07/01/25 Close Date: 10/03/25 Occupant Type: Tenant	LA: Robin L Gordon LO: The Agency SA: Josh Jones SO: Josh Jones, Broker

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