



PRICE REDUCTION

**BACK ON
THE MARKET**

Property Highlights

- Downtown Novato mixed use development opportunity
- Located at the northeast corner of 4th and Grant Ave.
- Approximately 48,000 SF site
- Generous FAR of 2.0 with up to 3 floors
- Short term leases in place
- Ideal 1st floor commercial space and 2 floors of residential.

Price: \$3,900,000

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Property Description

The property is located in the CDR zoning downtown core retail. City or zoning district is applied to part of the downtown area is intended to allow for mixed use commercial, office and residential uses with predomi-nately retail - entertainment and personal services on the first floor frontage to encourage pedestrian activity city. The CDR zoning district is consistent with the downtown core land-use designation of the general plan. **(Click here to view full CDR zoning document)**

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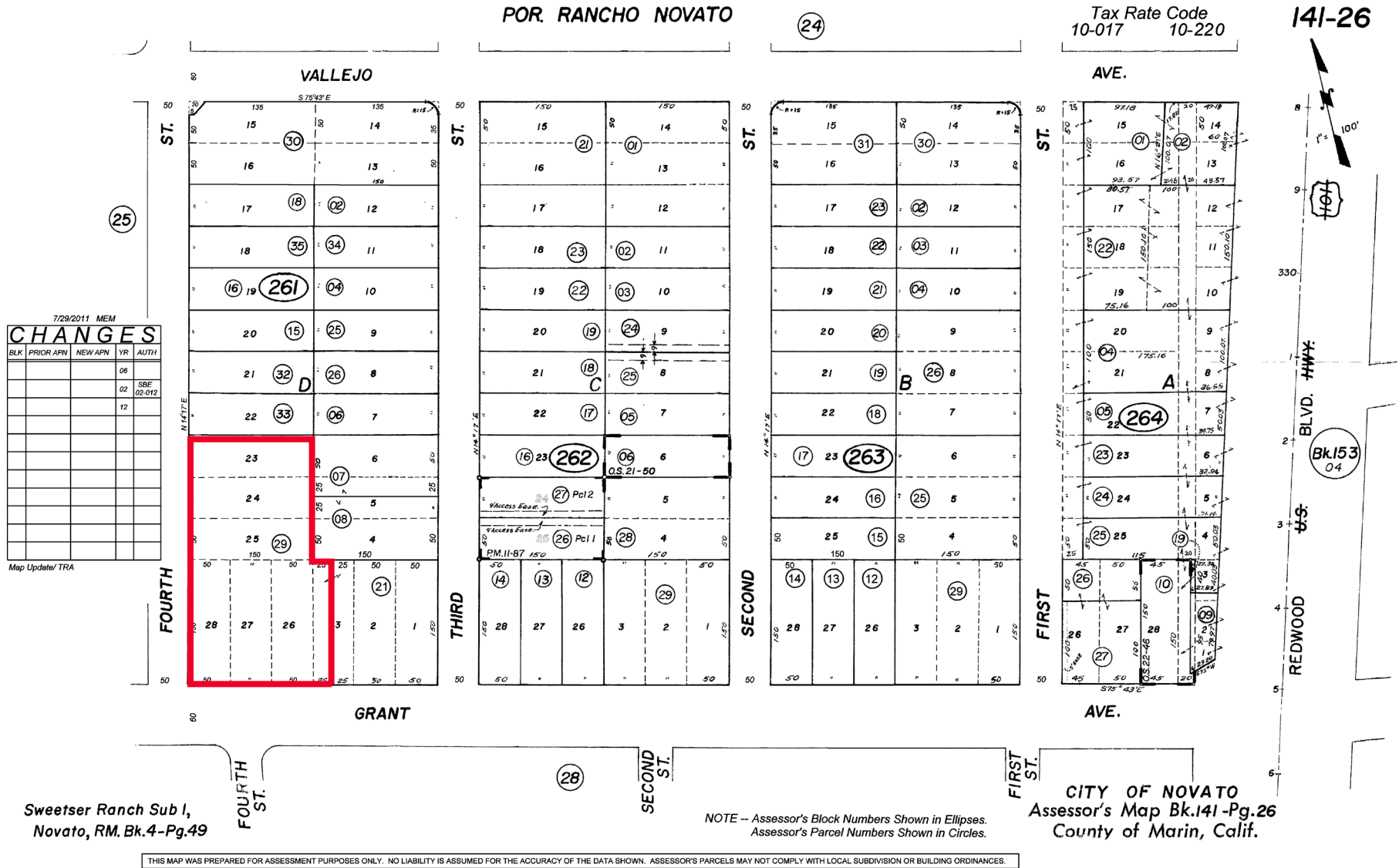
Amenities



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Site Plan



[\(Click here to view full CDR zoning document\)](#)