



\$ 325,000



3850 Primrose Ave, Santa Rosa, CA 95407

- » MLS #: 326022247
- » Land | Lot: 87,120 ft² (2 acres)
- » More Info: 3850PrimroseAve.IsForSale.com



Berghof Realty
 Real Estate Done Right
 (707) 480-4800
info@berghof-realty.com
<http://www.BerghofRealty.com>



Berghof Realty
 1208 Fourth St
 Santa Rosa, CA 95404
 (707) 480-4800

Situated on approximately 2 level acres at the corner of Todd Road and Primrose Avenue in southwest Santa Rosa, this versatile parcel offers a rare combination of visibility, access, and flexibility in a highly desirable location. Currently used as open pasture land, the property presents a wide range of possible future uses, with ample space for a custom residence, additional dwelling unit, or a contractor-oriented setup subject to county approvals. The corner location provides excellent accessibility and strong frontage, making the site especially attractive for buyers seeking room for equipment, vehicles, storage, or a live/work configuration. The level lot creates efficient acreage for planning and development, while the open setting captures the rural character that makes southwest Santa Rosa so appealing. Surrounded by Sonoma County's blend of country atmosphere and convenience, the property offers easy access to major transportation routes, shopping, and everyday services while still maintaining a sense of space and privacy. Whether envisioned as a private homestead, business-support parcel, or long-term land holding, this acreage offers flexibility in one of Santa Rosa's most practical rural-edge locations.

