



\$ 849,900



50 S A St, Santa Rosa, CA 95401

- » Beds: 6
- » MLS #: 325047563
- » Multi-Family | 1,922 ft<sup>2</sup> | Lot: 5,502 ft<sup>2</sup>
- » More Info: [50SAST.isforsale.com](http://50SAST.isforsale.com)



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Epic  
1057 College Avenue  
Santa Rosa, CA 95404

Two Homes on One Lot - Prime Santa Rosa Location! Rare investment opportunity just minutes from vibrant downtown Santa Rosa and coveted Juliard Park! This versatile property features two separate 3-bedroom, 1.5-bath homes, each with an attached 2-car garage, perfect for multigenerational living, rental income, or live in one and rent out the other. Both homes offer functional layouts, spacious living areas with vaulted ceilings, lofts and each has a private outdoor space. Recent updates include a new roof on #50, refreshed landscaping and more. Long term tenants would love to stay. Situated on a generous lot in a desirable neighborhood, enjoy easy access to shopping, restaurants, commute routes OR walk or roll to the movies, the Wednesday night market, parks, and more. Priced at \$849,900 this unique property combines flexibility, location, and value. Don't miss your chance to own a true Santa Rosa gem!

