



FOR SALE

**101 BOLINAS RD.
FAIRFAX, CA**

[Commercial Land]



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

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OFFERING SUMMARY

ASKING PRICE

\$425,000

PRICE PER SQ. FT.

\$58.22

TOTAL LAND SQ. FT.

7,300 +/-

LOCATION

**101 BOLINAS RD.
FAIRFAX, CA**

APN

002-122-05

Financial Terms:

Sale Price: \$425,000
Terms: All Cash to Seller

Space Information/Features:

Assessor's Parcel #: 002-122-25
Total Square Feet of Land: 7,300 +/- sq. ft.
Lot Description: 64 x 133 x 46 x 142
Zoning Designation: [CC - Commercial](#) *
Flood Zone Designation: Zone AE (500 Year)

* Allows for a variety of uses, including:
Bakery, Clothing Store, Bar, Cafe, Barber and
Beauty Shop, Bicycle Sales & Repairs,
Ice Cream Shop, Hardware Store and many more.
Residential use of 2nd floor.
Additional uses possible with
a conditional use permit.
SO many possibilities!
Bring your contractor and architect!

Location Description:

Downtown Fairfax, on Bolinas Rd., this was formerly the “Fairfax French Laundry and Dry Cleaning Plant”

Property Description:

In operation for over 40 years, this facility burned down in 2022 and has the potential to be developed into a great new property. Buyer to evaluate the structural condition of existing walls and slab for potential reuse. Power is at the pole. Former business had water and sewer.





[Click here to View in Google Maps](#)

FAIRFAX HISTORY

The town of Fairfax is a small town in Marin County, with a population of about 7,600 people. It has a rich and diverse history that spans from the Native American era to the present day. Fairfax was originally inhabited by the Coast Miwok Indians, who lived along the creeks and springs in the area. The Miwok were hunters, gatherers, and fishermen who had a complex culture and a sophisticated knowledge of the natural environment. They traded with other tribes and maintained peaceful relations with the Spanish and Mexican settlers who arrived in the 18th and 19th centuries. It was named after Lord Charles Snowden Fairfax, a British politician and landowner who lived in the area in the 19th century. Fairfax was the site of the last political duel in California in 1861, when two former assemblymen fought over a political dispute at Lord Fairfax's home. Fairfax became an incorporated town in 1931 and has since developed a reputation for its progressive and environmental values, its artistic and musical culture, and its bicycle-friendly community.

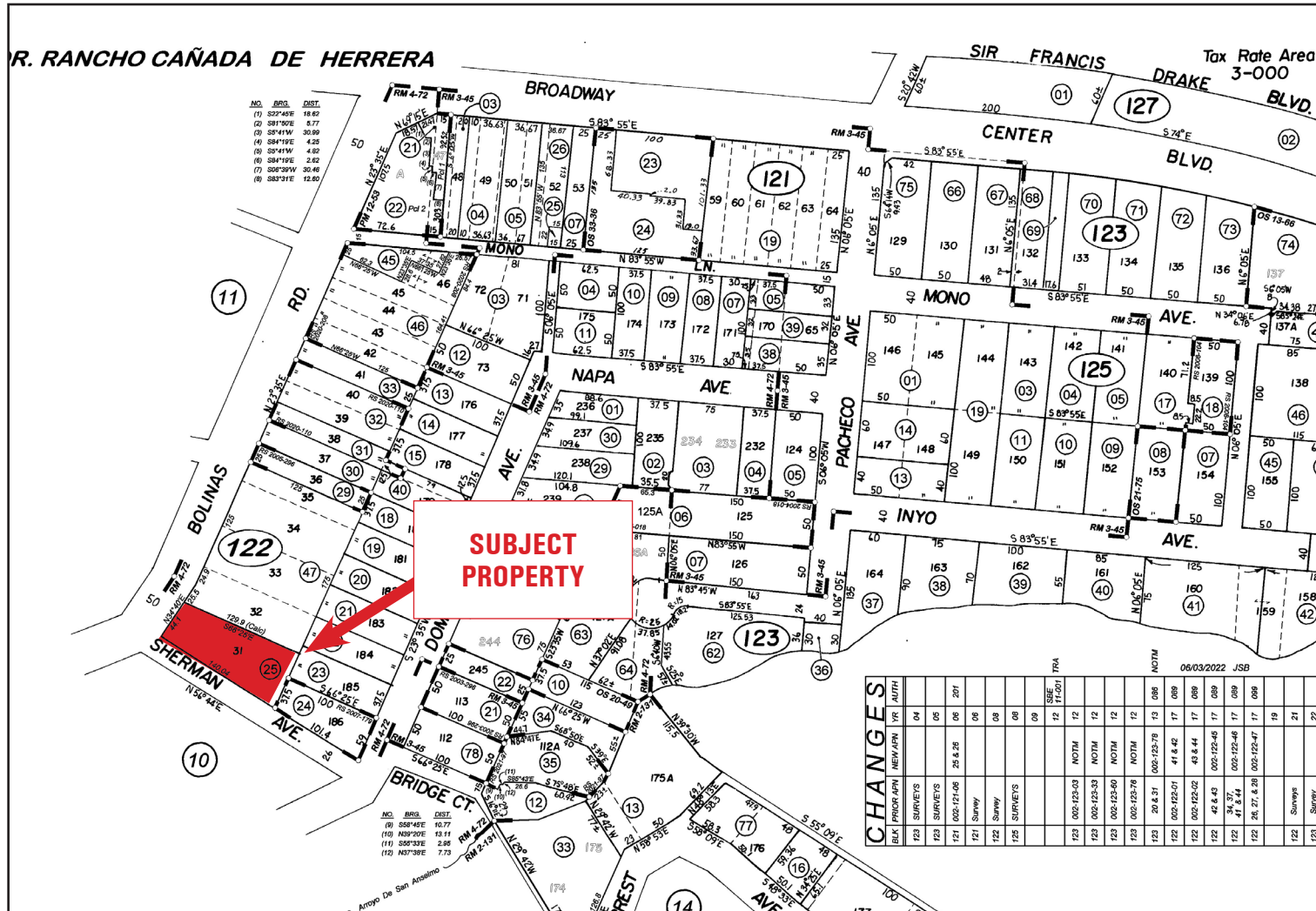
Fairfax offers a variety of attractions and activities for residents and visitors alike. Some of the highlights include:

- The Marin Museum of Bicycling, which showcases the history and evolution of bicycles, from the 1860s to the present day, and hosts the Mountain Bike Hall of Fame.
- The Anne T. Kent California Room, which is an archive dedicated to collecting and preserving information on local, regional, and state history, with a strong emphasis on the history and culture of Marin County.
- The Fairfax Festival, which is an annual celebration of music, arts, crafts, food, and fun, held every June in downtown Fairfax.
- The Fairfax Brewfest, which is an annual event that features local and regional craft beers, live music, and food vendors, held every March at the Fairfax Pavilion.
- The Fairfax Open Space Committee, which is a volunteer group that works to protect and enhance the natural beauty and wildlife habitat of Fairfax's open space lands.

Fairfax is a town that honors its past while embracing its present and future. It is a place where history, nature, culture, and community come together in harmony.

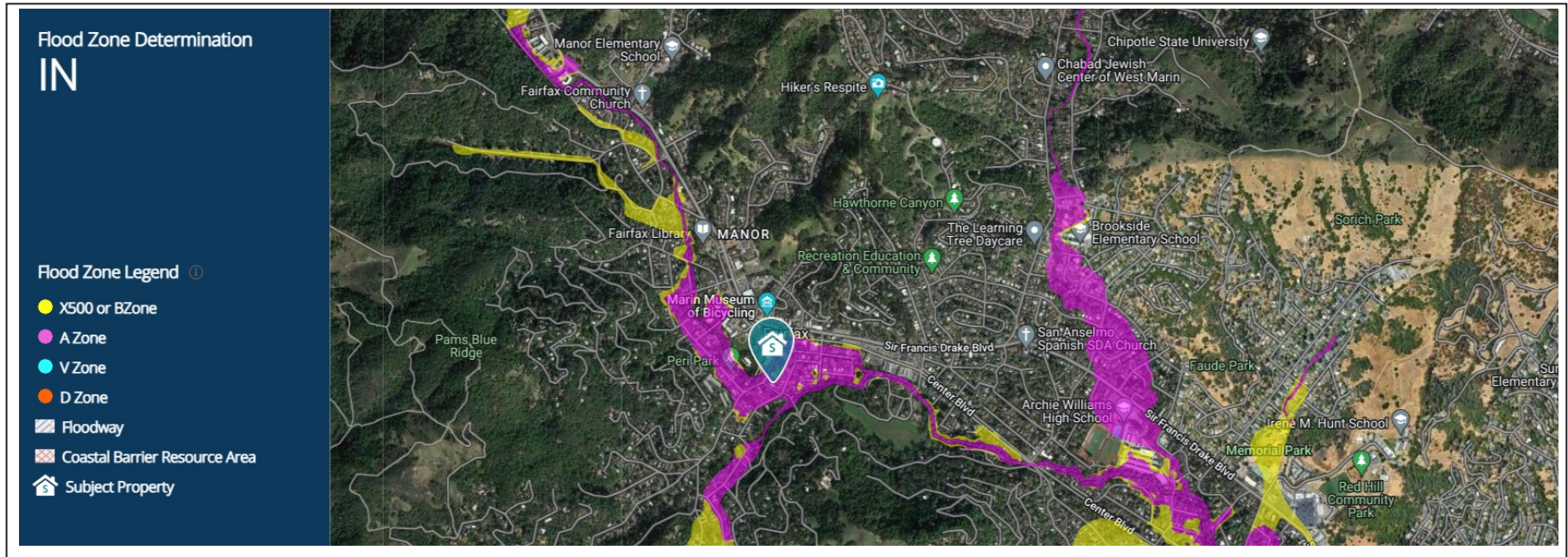


Marin County Tax Assessor's Parcel No: 002-122-25



06/03/2022 JSB

CHANGES		BLA	PRIOR APN	NEW APN	VR	AUTH
123	SURVEYS			05	05	201
121	002-121-06	26 & 26	06	06	06	201
121	Survey			06	06	
122	Survey			08	08	
125	Survey			10	10	
123	002-123-03	NOTM	12	12	12	
123	002-123-03	NOTM	12	12	12	
123	002-123-60	NOTM	12	12	12	
123	002-123-76	NOTM	12	12	12	
123	20 & 31	002-122-79	13	09	09	
122	002-122-07	41 & 42	17	09	09	
122	002-122-02	43 & 44	17	09	09	
122	42 & 43	002-122-45	17	09	09	
122	41 & 44	002-122-46	17	09	09	
122	26, 27, & 28	002-122-47	17	09	09	
122	Survey		21	21	21	
123	Survey		22	22	22	



SPECIAL FLOOD HAZARD AREA (SFHA)	In
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	0 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	060175 - 0452E
FLOOD ZONE CODE	AE
PANEL DATE	3/17/2014
COUNTY	Marin
ORIGINAL PANEL FIRM DATE	1/5/1978
FIPS CODE	06041
COASTAL BARRIER RESOURCE AREA	In
COMMUNITY NAME	Fairfax, Town of
LETTER OF MAP AMENDMENT (LOMA)	N/A

FOR ADDITIONAL INFORMATION, CONTACT:



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