

REAL ESTATE SECTION



WILLITS WEEKLY'S SELECTED
PROPERTY FEATURE

713 South Main Street, Willits

MLS:326058587

Offered for sale at:
\$445,000

Great opportunity for owner-occupants and investors alike! This versatile triplex is ideally located in the heart of downtown Willits, offering convenient access to shopping, restaurants, and everyday services.

The property features three income-producing units: a studio, a 2-bedroom, 2-bath unit, and a 2-bedroom, 1-bath unit. All three units are currently tenant-occupied, providing immediate rental income. Two of the units enjoy dedicated parking spaces and access to attractive landscaped garden areas, adding to tenant appeal.

Whether you're looking to live in one unit while generating rental income from the others or expand your investment portfolio, this property offers excellent flexibility and potential. Seller financing is available depending on qualification and terms.

Property feature listed by:

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RE/MAX Gold - Selzer and
Associates





Selzer Realty & Associates
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Photos courtesy CAL FIRE



CAL FIRE to the rescue!

As repopulation efforts continued following the Gann Fire, firefighters from the CAL FIRE Tuolumne-Calaveras Unit came across a thirsty herd of goats. With water sources impacted by the fire, crews stepped in to help—refilling troughs and making sure these four-legged residents had what they needed to settle back in safely.

Our firefighters don't just support communities as they return home after wildfire. Sometimes, our animal neighbors need a little assistance too—and CAL FIRE is always ready to help.



Thank you from CAL FIRE Mendocino Unit

Posted by CAL FIRE MEU

CAL FIRE Mendocino Unit extends our heartfelt gratitude to the Mendocino County community, local businesses, cooperating agencies, and everyone who played a part in achieving a successful outcome on the Feliz Fire.

To our residents – thank you for evacuating promptly, staying informed, and maintaining defensible space around your homes. Your preparedness made a difference.

To the businesses that provided meals, lodging, and unwavering support for our firefighters – your generosity kept our crews fueled and ready to protect our communities.



Feeding firefighters is no small task, but accommodations were made to fit in groups of the hard-working crew at Willits' Slam Dunk, at top' Ellie's Mutt Hutt in Ukiah, above; and at Lumberjacks in Willits, at bottom, too. Below: A sign of appreciation hangs on a fence, thanking the firefighters.

Photos courtesy of CAL FIRE MEU



COLDWELL BANKER MENDO REALTY

LOCALLY OWNED SINCE 1983

Private 22+ acre off-grid property offering 22+ acres with creeks alongside the 1 bed/2 bath home and workshop. Home features newer roof, wraparound deck overlooking the creek. 2-story workshop is insulated with a wood stove. **PRESENTED AT: \$270,000**



Very well built two bed, one bath home, with a private well and septic. Numerous outbuildings including a small studio for a guest, wood shed and storage shed. 2 parcels total 50 acres with a mix of fir, madrone and oak. Possible owner financing. **PRESENTED AT: \$299,000**

3 Bed, 2 Bath, 1,728 sqft home on 1.687± acres. Built in 1982. Vaulted ceilings and large windows. Wraparound deck, fireplace and pellet stove. Bonus space for art studio, music room or home office. **PRESENTED AT: \$324,900**



3 Bed, 2 Bath, 1,120 sqft home on .22± acres. Built in 2003. Move-in ready, perfect for first-time home buyers. New flooring, mini-split heating and cooling, new cook stove, spacious bedrooms and two full bathrooms. **PRESENTED AT: \$325,000**

3 Bed, 2 Bath, 1,382 sqft home on 1.61± acres. Built in 1982. Includes 2 legal parcels, attached 572 sq ft garage, paved driveway, storage shed and out buildings, fenced garden area, city water and private well. **PRESENTED AT: \$340,000**



3 Bed, 2 Bath, 1,416 sqft home on .1222± acres. Built in 1908. Features a new roof, double pane windows, ductless heating/cooling system and original wood flooring. Also includes a detached office/guest room with a half-bath. **REDUCED TO: \$375,000**



Thank You Firefighters





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Contact one of our experienced agents to find homes for sale in Willits or Mendocino County.
FOR MORE INFORMATION, VISIT US AT CBMENDOREALTY.COM



COLDWELL BANKER MENDO REALTY

LOCALLY OWNED SINCE 1983



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Call 707-459-5389 for more information!



Reduced to \$535,000

- 2 Bed, 3 Bath
- 1,750± Sq Ft Home, built in 2017
- Flat 20± acre lot
- Over half of the lot is fenced
- Barn/shop with apartment
- Deck with outdoor gazebo kitchen
- Gated Access and privacy



Offered at \$360,000

- 3 Bed, 2 Bath, 1,480± Sq Ft Home
- Built in 1991
- Triple lot totaling 0.5722± Acres
- Multiple deck access points
- Newer deck, roof and mini-split AC
- Fenced side and back areas
- Usable land, privacy and sunshine

Specializing in Mendocino County Real Estate
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