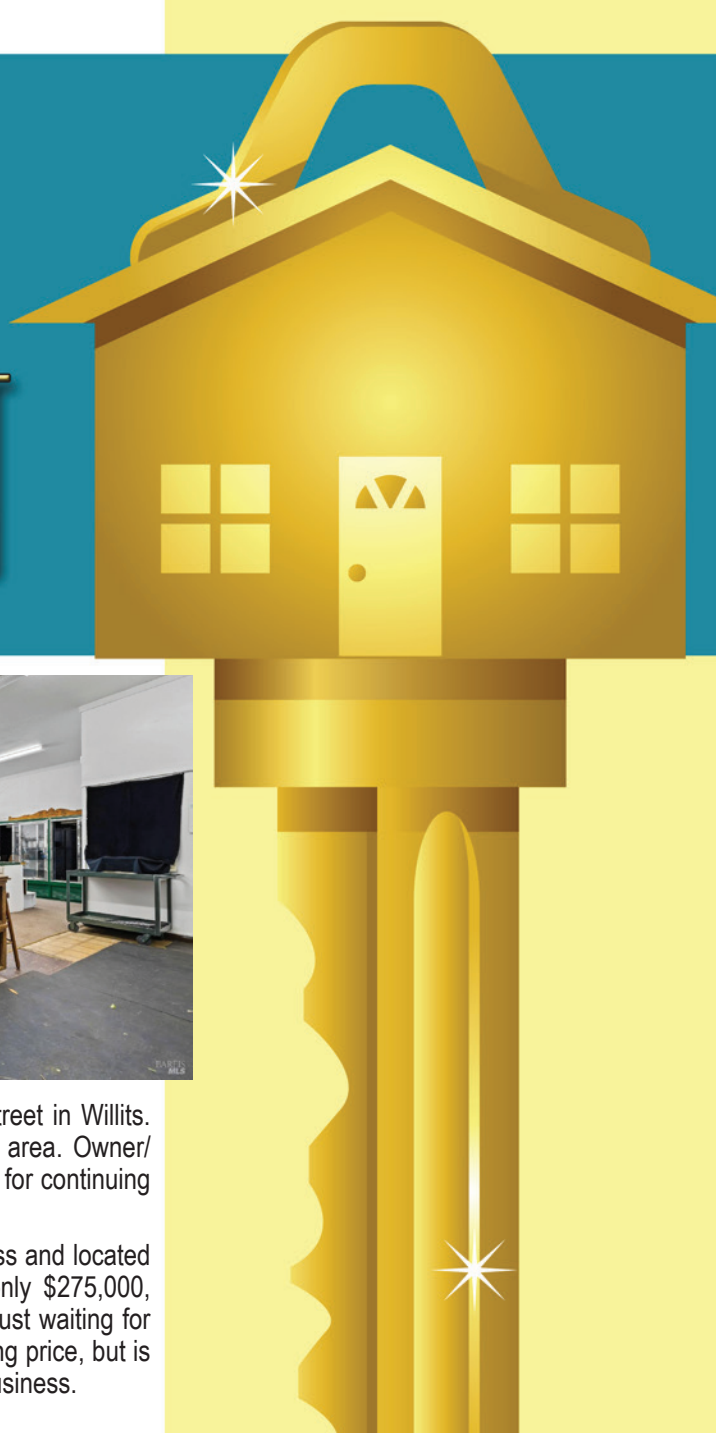


REAL ESTATE SECTION



WILLITS WEEKLY'S SELECTED
PROPERTY FEATURE

242 South Main Street, Willits

MLS: 324082162

Offered for sale at:
\$275,000

Property feature listed by:

Pamela Hudson
(Lic# 01036573)

Agent of:

Pamela Hudson
Real Estate

<http://www.pamelahudson.net>

pamela@mcn.org

(707) 937-3900

A rare opportunity! Well located commercial property on Main Street in Willits. Great visibility, on-street parking and located in historic downtown area. Owner/employee parking in rear, this 2,900 square foot business is perfect for continuing as a florist or for creating your new business.

Great window visibility, wonderful storage space in rear of business and located near the post office and several financial institutions. Listed at only \$275,000, this won't be on the market long. This centrally located building is just waiting for your dream business. The florist business is not included in the listing price, but is available for purchase separately should you want to continue the business.





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**20+/- Acres
With a
Beautiful
Custom
Ranch Home**

Spacious with 2,180 sq.ft. comfortable and lovely interior, 3 bedrooms and 3 tiled baths. Features a living room and family room. The kitchen counters are tiled, and there is a breakfast area. There are great views from the deck. The large barn has storage for equipment and hay. There are many amenities to see.

\$769,000



Awesome Little Studio Home

Small home with living room and 1 bedroom combo living area. There is a bathroom with hot water and stackable washer and dryer. Utilities are PG&E city water, and sewer. Natural gas is onsite. Live there while building a new home. Level lot for a manufactured home. Rents for \$1,000 per month.

\$183,000

Level Commercial Lot on Main Street - Hwy. 101

Great visibility for a business. It may be possible to have a residence as well as a business location. All utilities are available.

\$110,000





**Excellent Comfortable Home
With A Sunny Location**

Freshly updated 1600+/- sq ft home. 3 bedrooms & 2 full baths. Many great attractive features: new stove, dishwasher, freshly painted interior, new carpet throughout, blinds, ceiling fans, window coverings, water heater & vanity. The master bedroom suite has vaulted ceilings, new paint, carpet, and a ceiling fan. Move-in ready. Come see this lovely home.

\$329,000

3.3+/- Level Acres

Great opportunity for a commercial business or investment property. There is a 1,700+/- sq. ft. office building with 4 separate offices and 2,646+/- storage attached. The metal shop is 4,608+/- sq. ft. with drive thru bays and roll up doors. Approximately 3 acres are paved. There is a new septic system and city water. Used previously for years as a truck shop business. Many more details call for information.

\$660,000

For information or an appointment to view please call:

Randy and Ruth Weston
707-459-4961 • 707-489-3333
CalBRE: 00990817
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557 South Main Street • Willits



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Nicholas Casagrande
Columnist

Neighbors who are business owners, A reminder for you: California State law requires that an employer with one to four employees must offer a retirement plan by December 31, 2025. Failure to comply can result in a \$250 per employee penalty the first 90 days you're out of compliance, then an additional \$500 per employee if you're still out of compliance at 180 days. The goal of this retirement plan mandate is to improve the financial security of Californians working for private companies. Nearly one-third of households 55 and older do not have any retirement savings or pension assets (According to www.CalSavers.com).

California retirement plan mandate

The options for businesses to fulfill this mandate:

1. **CalSavers** – a state-run ROTH (after-tax contribution) Individual Retirement Account. Employees contribute to the plan via payroll deductions on a post-tax basis and can take their savings with them if they change jobs. Only employees can contribute to a CalSavers IRA account.
- OR
2. A **private provider** hired by the employer, which often offers a broader plan with more options and features, including employer contribution to employees' accounts (garners tax write off for the employer), comprehensive investment options, loan provisions, higher contribution limits, enhanced plan flexibility, and digital onboarding and automation.

A couple things to keep in mind:

- **CalSavers for employers** needs an internal point person who works with CalSavers to set up the program and then manage it on an ongoing basis

with CalSavers. One drawback is that this is a one-size-fits-all program with virtually no tailoring to employers' tax and investing needs.

- **CalSavers for workers** offers simplified investing with low fees and it's portable so it follows you. Employees are auto-enrolled by their employer but do have the option to opt out. When enrolled, 5 percent of gross pay is taken out of each paycheck. This amount can be increased or decreased, and will automatically increase each January 1 up to 8 percent. Those enrolled will be charged \$.83 to \$.95 per \$100 in the account each year. Vesting is immediate and employees take their account along with them when changing employers.

Employers should strongly consider setting up their own retirement plan via a private third party in order to have more flexibility in program offerings and more control. Other benefits include: employers can contribute to employees' accounts – garnering employer tax deductions; employees can offset their personal taxable income while saving for their future; private providers offer ongoing guidance to employees on investment choices, wealth management education as well as turn-keys sign up.

NOTE – these programs take 30 to 60 days to set up. So you need to get implementing your choice by September 30 to make the December 31, 2025 deadline.

Another NOTE – April 15 is the deadline to contribute to a traditional 401K – contributions help lower taxable income.

Each company is unique. There is more to consider and I would be happy to speak with you about a comprehensive retirement plan for your company or family. **Retirement is easy to ignore – please don't.**

Looking forward to hearing from you, and keeping the state auditors away! Into the second quarter of the year we go.

My best,
Nick

Nicholas Casagrande is an accountant and a financial advisor. His firm, NC Financial Group, is a wealth-management firm, serving individual clients as well as small-to-medium-sized businesses. Client work includes personal and corporate taxes, investment planning, insurance, and real estate. Office is located at 675 South Main Street, call 855-240-6606 or 414-480-3669.

CHARMING SHOP BUILDING

\$275,000

This charming florist shop building is a fantastic opportunity at just \$275,000! Perfect for entrepreneurs, it offers a prime location for a business, with the potential to renovate the back into a private apartment for the owner.

Private parking spaces behind the building add value, making this an excellent investment. Whether you continue the floral business or start something new, this space provides versatility and affordability. Own your own business and create a live-work space in a thriving community. Don't miss this incredible chance to invest in your future at an unbeatable price!

Tom Allman, REALTOR®
Pamela Hudson Real Estate
(707) 272-4924
DRE #02208752

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LOCALLY OWNED SINCE 1983

Business only for sale. Well established downtown Bar with a great reputation and good local clientele. This bar has been in the current location for more than 40 years. Here is a chance to own a local business to create your own. **PRESENTED AT: \$250,000**

28 acre, off-grid, turnkey property with 360-degree views that provide abundant sunshine from sunrise to sunset and spectacular planetarium-like stary skies by night. A small solar system powers lights and satellite internet. Propane fuels the kitchen stove and fridge. **PRESENTED AT: \$395,000**

Dual Residences! 2-bed, 2-bath 1,032 SqFt main residence, and a secondary 540 SqFt. 1-bed, 1-bath a high-end manufactured residence. Separate electric meters, a shared sewer, water, and gas connection. This move-in ready property is a rare find. **PRESENTED AT: \$579,000**

1-bed, 1-bath cottage sits on almost an acre. Attached garage, office/extra room, indoor laundry with washer, dryer. Guest house for extended stays, RV parking, and a practical locking storage shed. The landscape is dotted with fruit trees. **IMPROVED PRICE: \$349,000**

Bring your tools and vision to complete this beautifully built 2,700 sq ft house to create your dream home. Large 2 story shop. A very large spring offers abundant water for the entire property. Numerous building sites with road access. **PRESENTED AT: \$449,000**

80 acres only 20 minutes to town. This off-grid oasis features a 3-bed, 2-bath, 2,000 square foot home. 2 ponds, garden areas with greenhouses and more. Solar power, backup generator, and a private abundant spring. **PRESENTED AT: \$599,000**

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