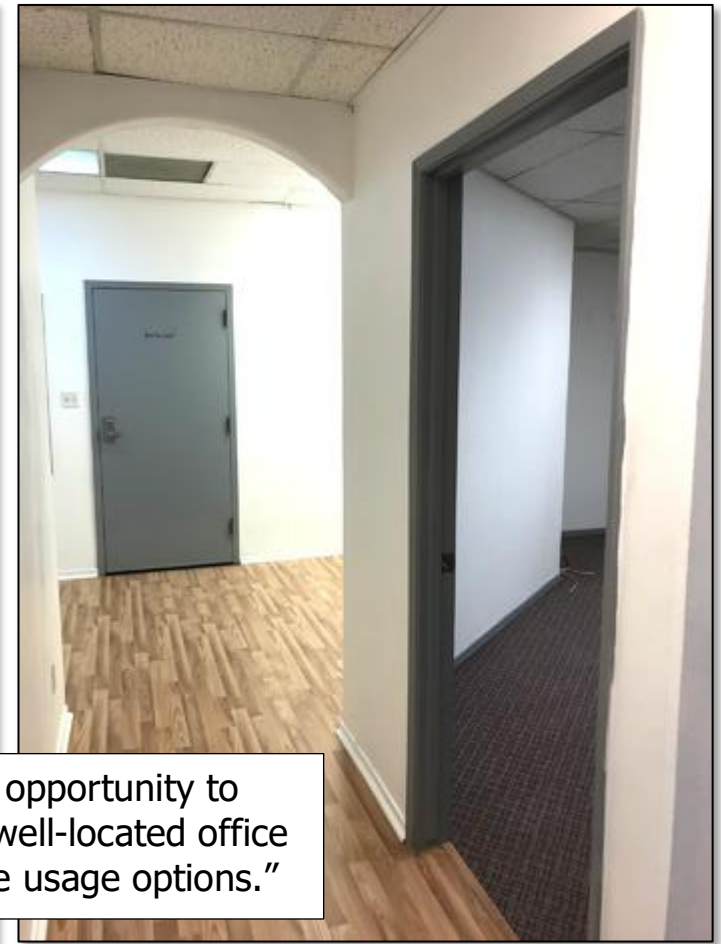


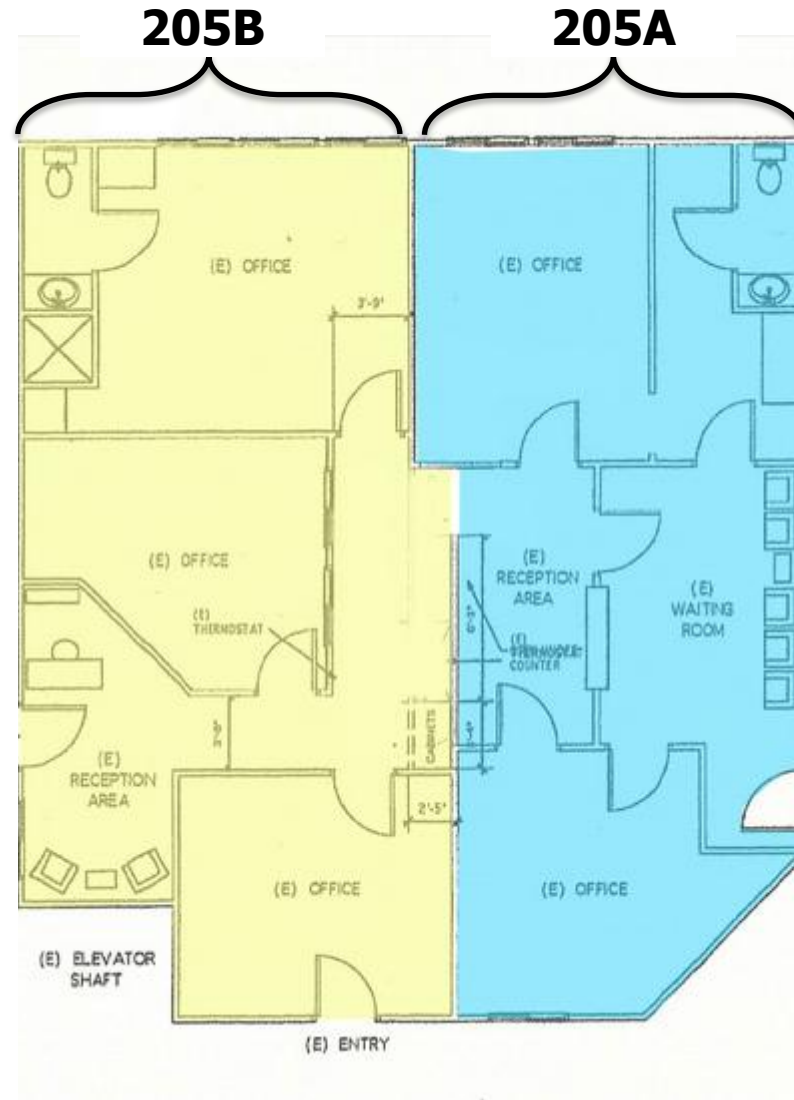
- 1,650 sq. ft. office condominium for sale
- **Bonus** - Suite is designed to operate as a single suite, or it can be used as two suites.
- Easy access and close to US 101 and Marian Health Center
- Street signage and shared ample parking
- Price Reduction: **\$319,000**
- Lease Rate: \$1.25/sq. ft., NNN



"Unique & rare opportunity to purchase/lease a well-located office suite with multiple usage options."

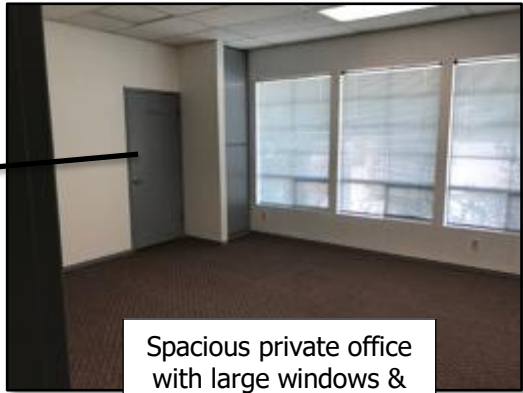
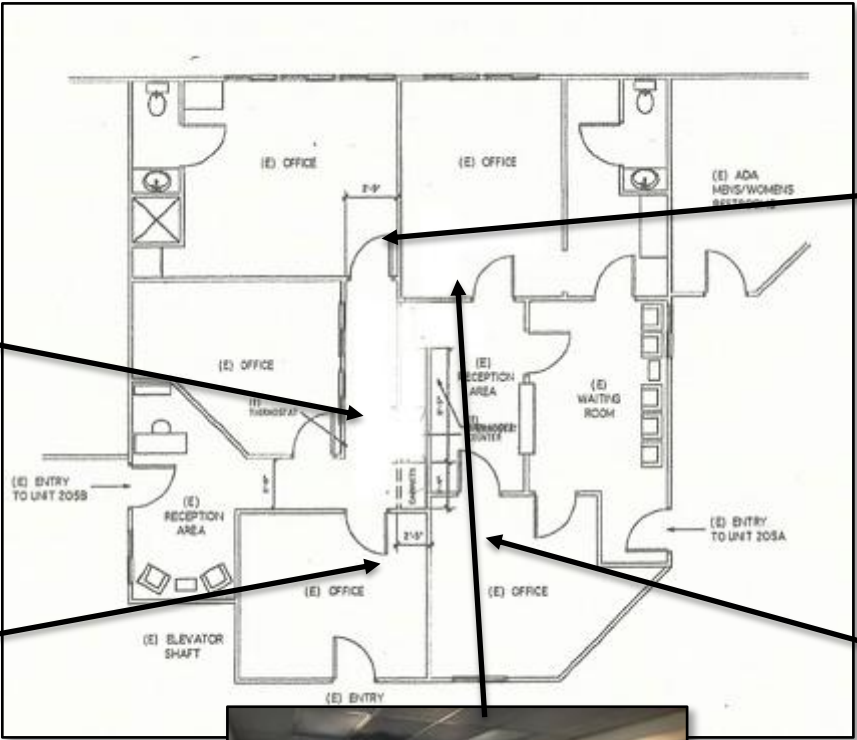
Well located office condominium for sale in Santa Maria. Located on Main Street, just west of US 101, this property has great access and parking. Separate meters and HVAC units for each side of the suite. Use current suite set-up or split according to your needs.

Parcel Characteristics	
APN:	121-430-013
Legal Description:	Per title report
Land Use Zone:	CPO – Commercial Professional Office
Gross Square Feet	+/-1,650 sq. ft.
Parking:	As part of common area and shared with other suites in the building
Utilities:	City water and sewer





Main hallway in Suite 205B, leading to large back office & entrance to Suite 205A



Spacious private office with large windows & private bathroom



Office off Suite 205B main hallway, fitted with private entry



Private back office with large windows, ready for new carpet



Private office next to reception in Suite 205A