

## HUGE PRICE REDUCTION

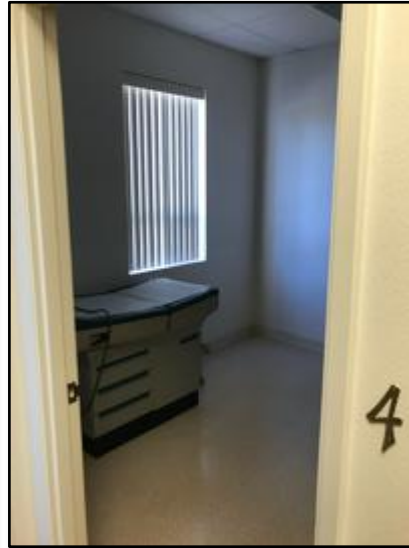
For LEASE or for SALE: +/- 2,000 sq. ft. of Medical Office  
292 Posada Lane, Suite B, Templeton, CA 93465

- +/- 2,000 sq. ft. of finished medical space
- Six exam rooms, lab, procedure room, break room and doctor's office
- Near Twin Cities Hospital
- Ample shared parking
- **Reduced Sale Price:**  
~~\$549,000~~, to ~~\$495,000~~  
then ~~\$420,000~~ NOW:  
\$350,000 (\$175 per sq. ft.).  
Priced well below reproduction costs
- **Owner is motivated – Make an offer...**



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Built out medical suite near Twin Cities Hospital. The suite includes waiting room & reception, six exam rooms, procedure room, lab, & private office. Ample shared parking available.



Parcel Characteristics	
APN:	040-360-040
Legal Description:	Per title report
Land Use Zone:	Office Professional
Gross Square Feet:	+/- 2,000 sq. ft.
Parking:	Shared ample parking



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