

McCarty ❖ Davis

**FOR SALE OR LEASE: +/- 1,500 sq. ft. of Medical/Dental Office
201 North College Drive, Suite 102, Santa Maria, CA 93454**

- +/- 1,500 sq. ft. of improved medical office
- Currently built out as dental suite
- Zoning: CPO (Commercial & Professional Office)
- 6 medical offices, lab area, reception/waiting room, two bathrooms
- Abundant shared parking
- Purchase price: \$340,000
- Lease rate: \$1.50/sq. ft., NNN
- Available immediately

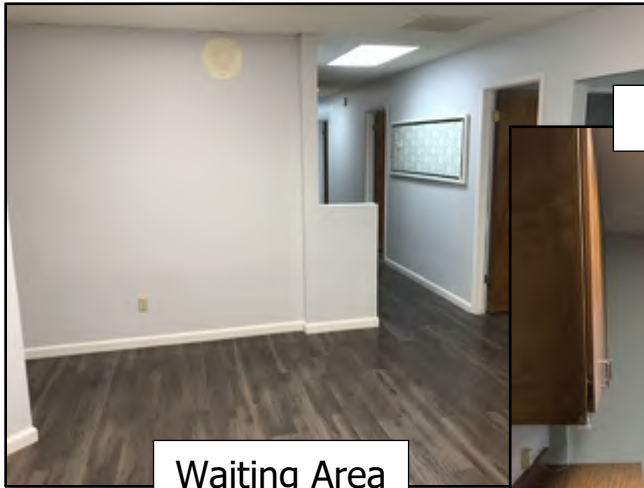


McCarty ❖ Davis
Commercial Real Estate

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Waiting Area



Medical Office



Lab/Sterilization Room

Non-furnished medical/dental suite close to Main Street, Santa Maria for sale or lease. Suite has cabinetry in place, is fully wired for internet and has air lines installed to each exam room and is ready to accommodate a dental or medical practice. See following page for suite layout describing waiting room & reception, six private offices/exam rooms & lab. Property is excellently parked with over 55 parking spaces available for the entire building.

Parcel Characteristics	
APN:	121-410-002
Legal Description:	Per title report
Land Use Zone:	CPO (Commercial & Professional Office)
Gross Square Feet:	+/- 1,500 sq. ft.
Parking:	Over 55 parking spaces

