

McCarty ❖ Davis

INCOME PROPERTY FOR SALE: ± 2.48 acres with ± 19,500 sq. ft. improved buildings; 2126 Hutton Road Nipomo, CA 93444

± 2.48 acres of CS zoned land with ± 19,500 sq. ft. of improved building and yard space. Quick access to US 101 and close to Santa Maria.

- Zoning: CS; Commercial Service
- Approximate annualized NOI: \$135,000
- Purchase price: \$3,250,000
Priced below reproduction costs



McCarty ❖ Davis
Commercial Real Estate

Steve McCarty
mccarty@mccartydavis.com
CalBRE#: 00977930

Steve Davis
davis@mccartydavis.com
CalBRE#: 01843738

641 Higuera Street, Suite 201
San Luis Obispo, CA 93401
805.543.1801
www.mccartydavis.com

INCOME PROPERTY FOR SALE: ± 2.48 acres with ± 19,500 sq. ft. improved buildings; 2126 Hutton Road Nipomo, CA 93444

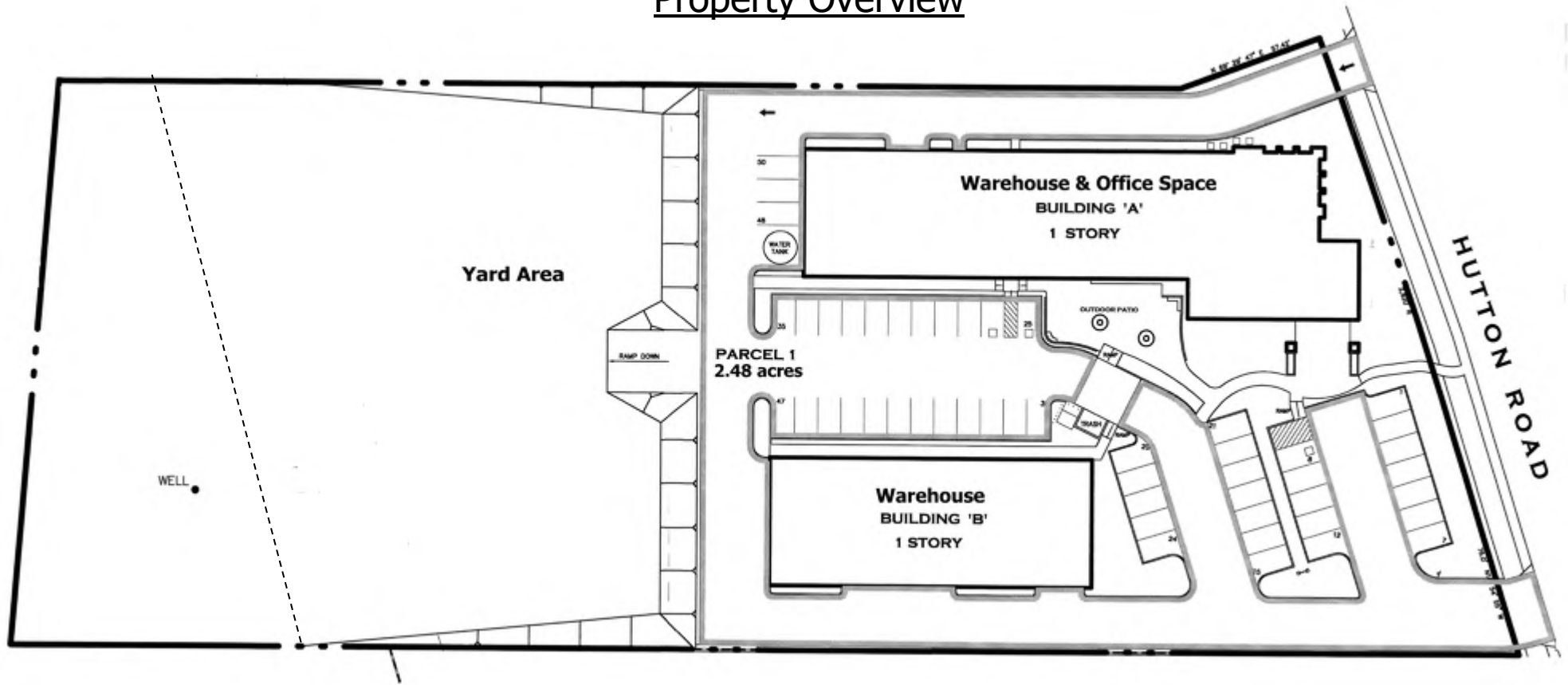


This leased investment is an ideally located asset, which includes two buildings totaling 19,500 sq. ft. and 35,000 sf of yard space. Close to the agricultural and industrial hub of Santa Maria, and at the crossroads of Highway 166 East and US 101, this property is situated to service a multitude of tenants. Key location with immediate US 101 access to both San Luis Obispo/Santa Barbara County.



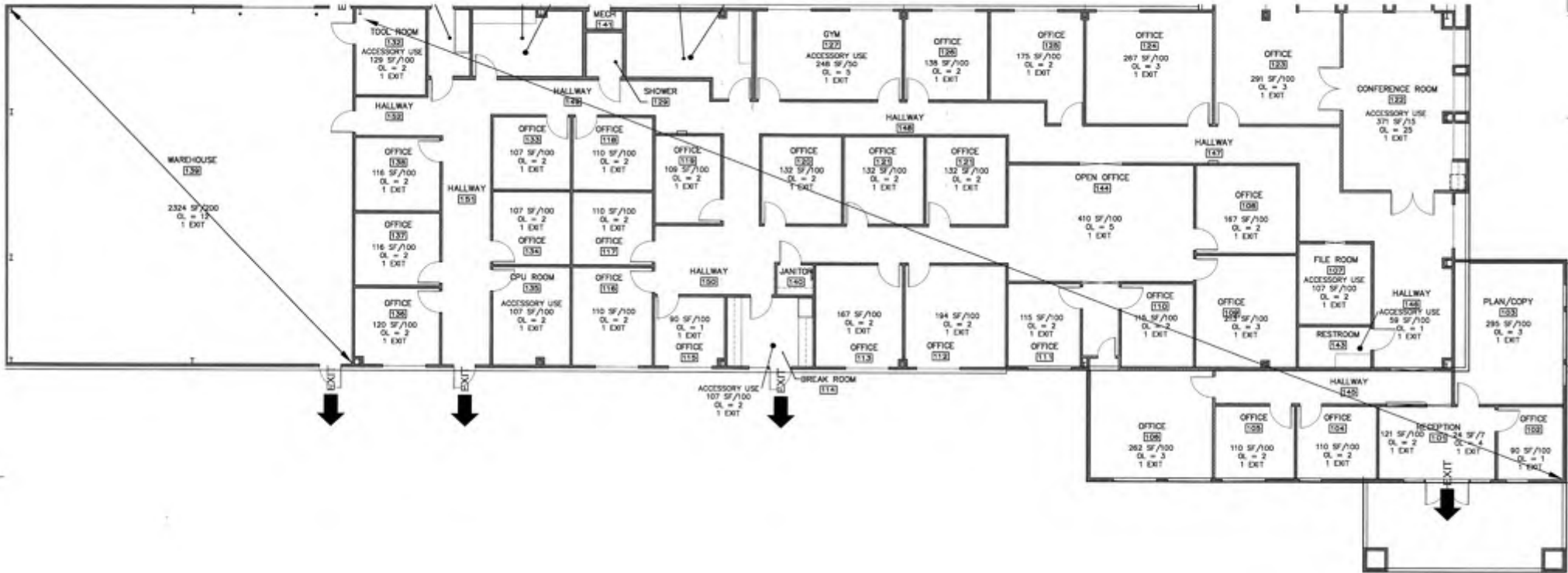
Property Characteristics	
APN:	090-301-064
Land use zone:	CS; Commercial Service, County of San Luis Obispo
Total building sq. ft.:	± 19,500 sq. ft.
Office:	± 10,676 sq. ft.
Warehouse:	± 8,824 sq. ft.
Yard Space:	± 35,000 sq. ft.
Site area:	± 2.48 acres
Parking:	39 spaces
Approximate annualized NOI:	\$135,000

Property Overview





Office and Warehouse Building



Warehouse Building

