

## INCOME PROPERTY FOR SALE: ± 2.48 acres with ± 18,116 sq. ft. improved buildings; 2126 Hutton Road Nipomo, CA 93444

± 2.48 acres of CS zoned land with ± 18,116 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*



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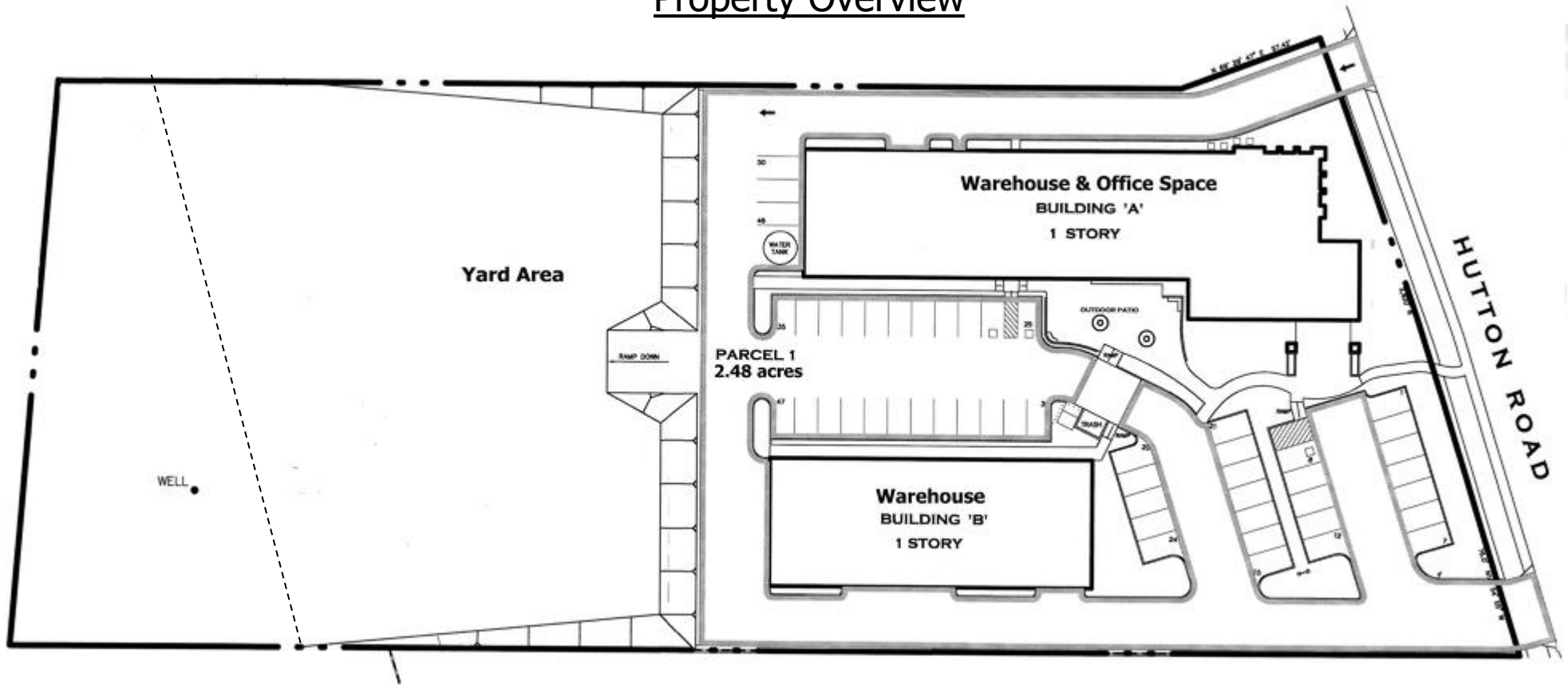


This leased investment is an ideally located asset, which includes two buildings totaling 18,116 sq. ft. and 35,000 sf of yard space. Close to the agricultural and industrial hub of Santa Maria, and at the crossroads of Highway 166 East and US 101, this property is situated to service a multitude of tenants. Key location with immediate US 101 access to both San Luis Obispo/Santa Barbara County.



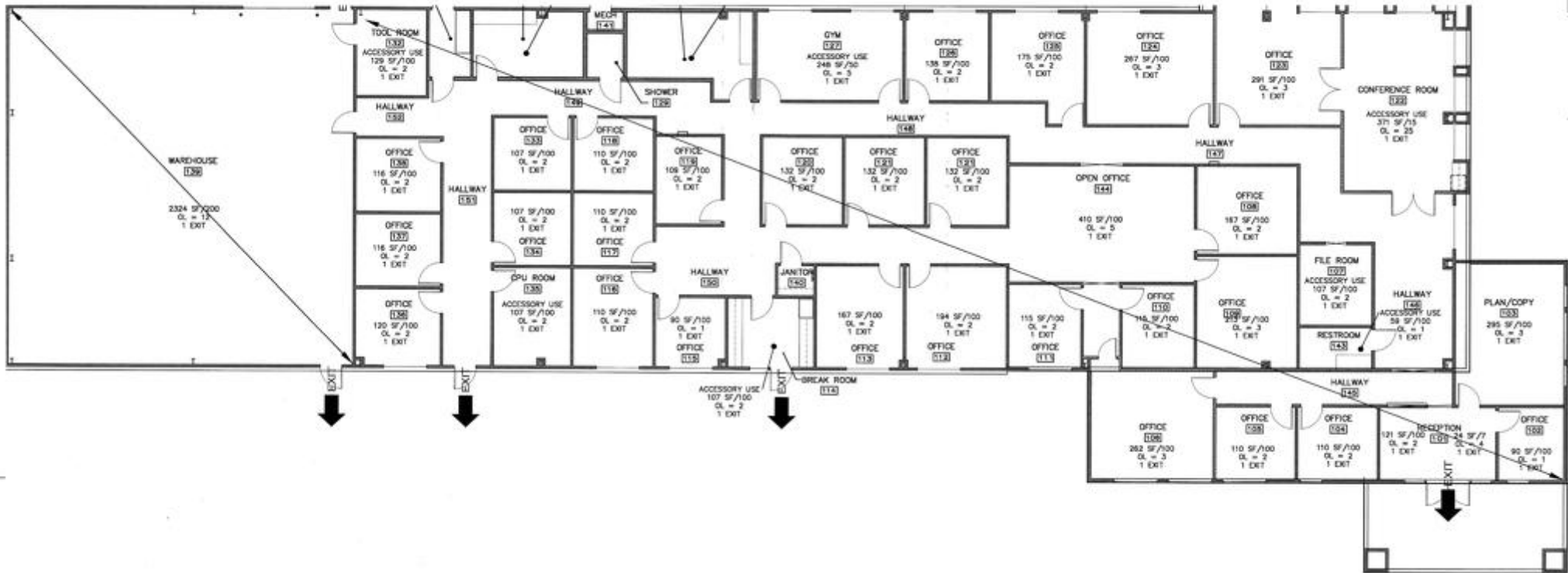
Property Characteristics	
<b>APN:</b>	090-301-064
<b>Land use zone:</b>	CS; Commercial Service, County of San Luis Obispo
<b>Total building sq. ft.:</b>	± 18,116 sq. ft.
<b>Office:</b>	± 9,542 sq. ft.
<b>Warehouse:</b>	± 8,574 sq. ft.
<b>Yard Space:</b>	± 35,000 sq. ft.
<b>Site area:</b>	± 2.48 acres
<b>Parking:</b>	39 spaces
<b>Approximate annualized NOI:</b>	\$135,000

Property Overview





Office and Warehouse Building



Warehouse Building

