

# McCarty ♦ Davis

- +/- 4,650 sq. ft. of improved commercial office, Central Location, Main Street
- Shared ample parking
- Premises can be divided into multiple suites
- Lease Rate: \$1.00 s.f. NNN
- Purchase Price: ~~\$949,000~~

**FOR SALE or LEASE: +/- 4,650 sq. ft. of Improved Commercial Office 511 E. Main Street, Santa Maria, CA 93454**



**Price Reduction \$883,500**



McCarty ♦ Davis  
Commercial Real Estate

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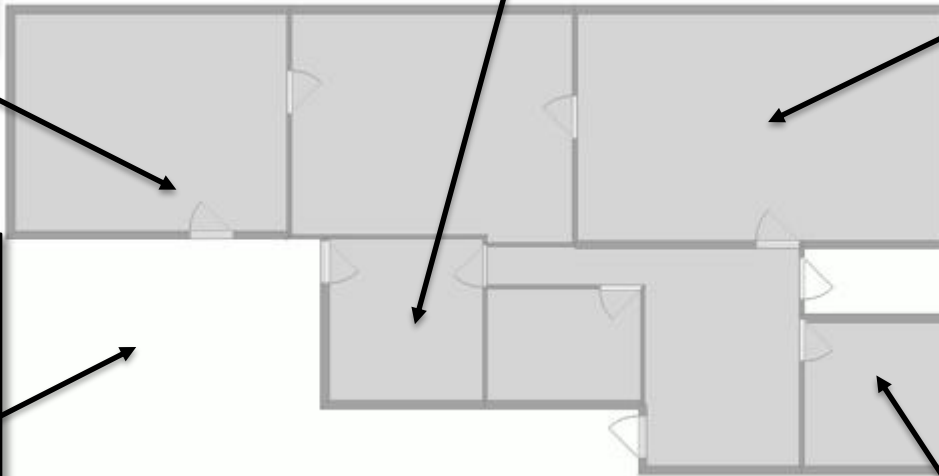
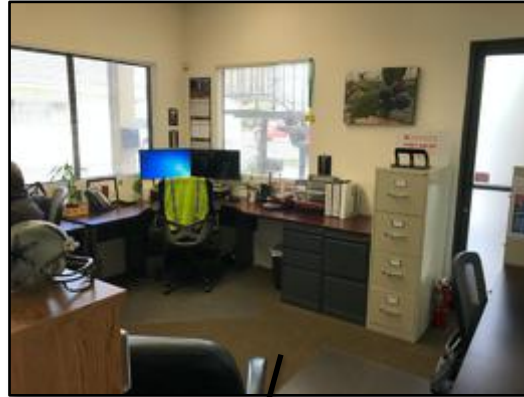
641 Higuera Street, Suite 201  
San Luis Obispo, CA 93401  
**805.543.1801**  
**www.mccartydavis.com**



A free-standing office building with onsite parking and rear alley access. Located on an established business corridor. Many windows & great natural light. Each floor is separately metered.

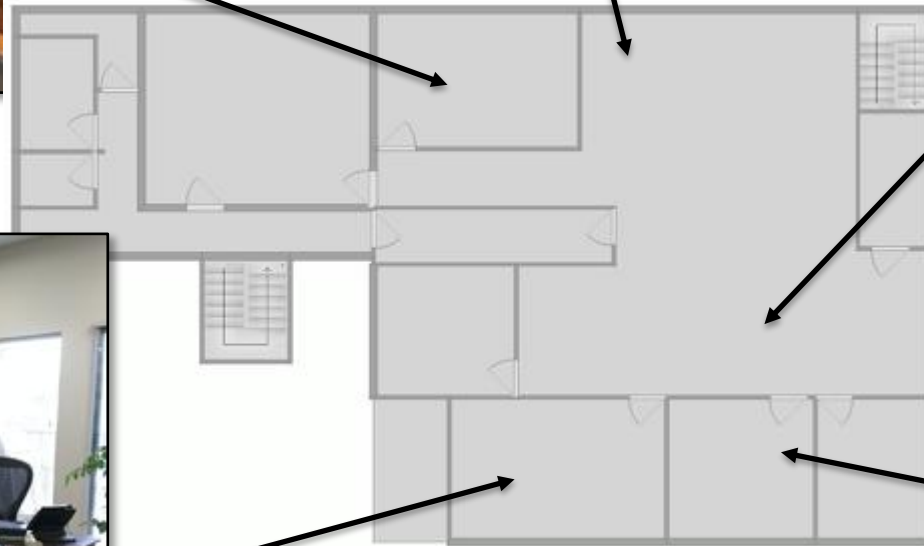
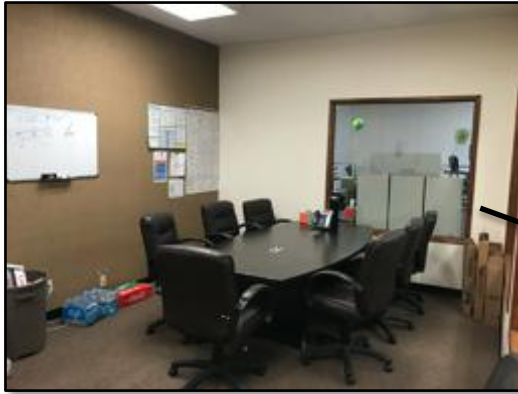
Parcel Characteristics	
APN:	121-234-032
Legal Description:	Per title report
Land Use Zone:	Commercial Office
Gross Square Feet	+/- 4,650 sq. ft.
Parking:	Ample shared parking
Utilities:	City water and sewer

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1<sup>st</sup> Floor





2<sup>nd</sup> Floor

