

FOR SALE

RARE MIXED USE STATE ST
RESIDENTIAL/COMMERCIAL BUILDING

428 STATE ST., SANTA BARBARA, CA 93101



BERKSHIRE HATHAWAY | California
HomeServices | Properties

COMMERCIAL DIVISION

MITCH STARK

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428 STATE ST., SANTA BARBARA, CA 93101

Sale Price:	\$1,895,000
Building Size:	2,485 SF
Commercial Space:	1,555 SF
Residential Unit:	930 SF, 1 bedroom, 1 bath
Price/SF:	\$763
Lot Size:	1,742 SF
Delivery:	Property will be delivered 100% vacant at COE

APN:	037-212-026
Zoning:	C - M: Commercial Manufacturing
Parking:	1 gated space in rear for residential unit
HVAC:	Heat only in residential unit
Restrooms:	One in commercial space, one in residential unit

Highlights:

- Rare State St mixed use building consisting of a 1555 SF Retail/Commercial space and an upstairs 930 SF 1 bedroom, 1 bath Residential unit.
- Commercial space is beautifully remodeled and features high ceilings, skylight, and exposed masonry walls. The upstairs chic and stylish residential unit features fantastic Riviera/mountain views, along with extra-large retractable windows allowing for a wonderful indoor/outdoor flow!
- Well located in Santa Barbara's downtown core close to many popular amenities, with an abundance of hotels in the ½ mile radius, including the new 46 room Drift Hotel and updated 75 room Santa Barbara Hotel both 1 block away. Other highlights include close proximity to the Gateway of the City's new \$11M underpass project integrating beach/ Stearns Wharf & Funk Zone to the downtown core, and 1/2 block away from UCSB's newly acquired 76 unit apartment building.

PHOTOS

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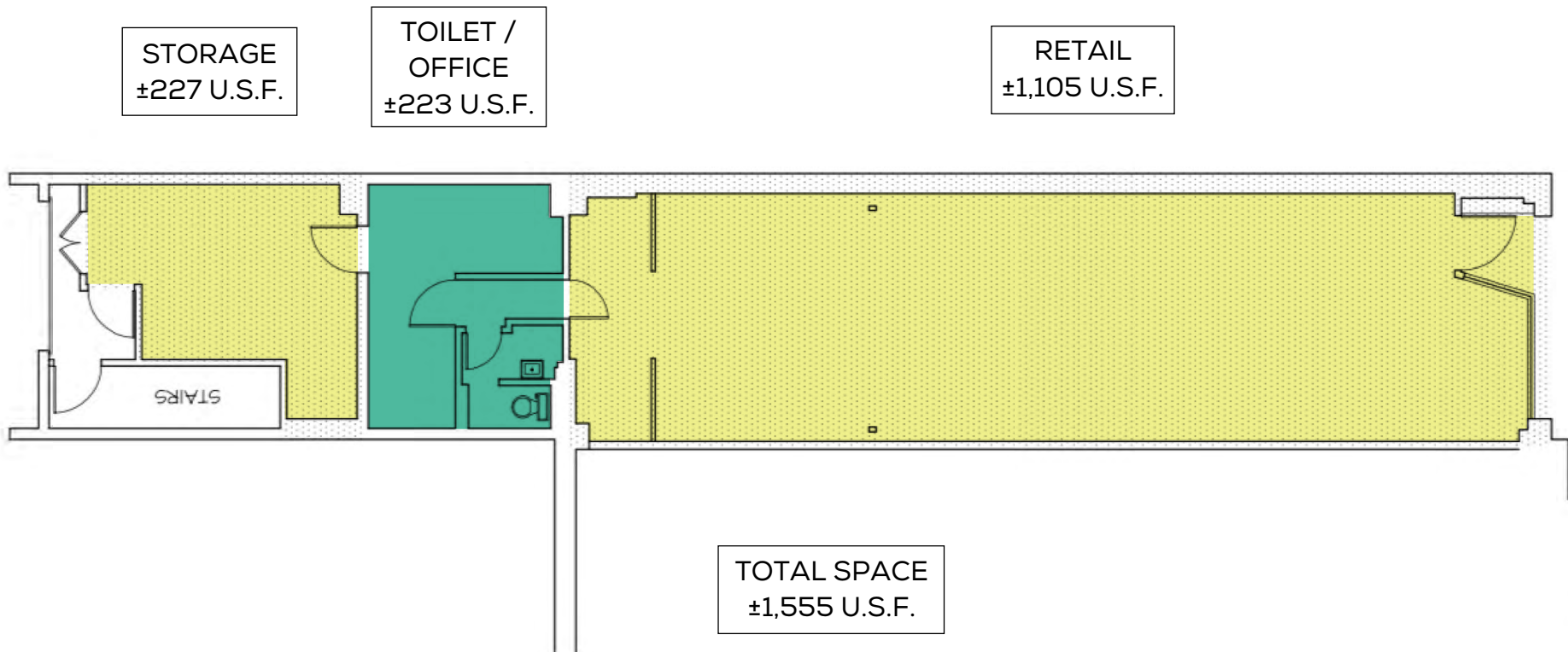
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FLOOR PLAN - 1ST FLOOR

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FLOOR PLAN - 2ND FLOOR

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AMENITIES MAP

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