



130 Powers Ave
SANTA BARBARA, CA

Note: Site outline is approximate.

For Sale | Industrial/Office Condo at Railroad Square | **1,700± SF**

Experience. Integrity. Trust.
Since 1993

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996



PROPERTY SUMMARY

1,700 SF Railroad Square commercial condo featuring approximately 1,300 SF of industrial space with break room and restroom on the ground floor, approximately 400 SF of office on the second floor, and approximately 400 SF of bonus mezzanine storage on the third floor. This unit has recently been used as an automotive repair shop and will be delivered vacant at the close of escrow. Tenants and owners of Railroad Square have access to common restrooms, showers and break room. Ideal owner-user opportunity.



Note: Site outline is approximate.

Price:	\$850,000
Size:	1,700 SF (approx.)
Zoning	M-I
Parking:	2 reserved spaces
Roll up:	Yes
Restroom:	Yes, private

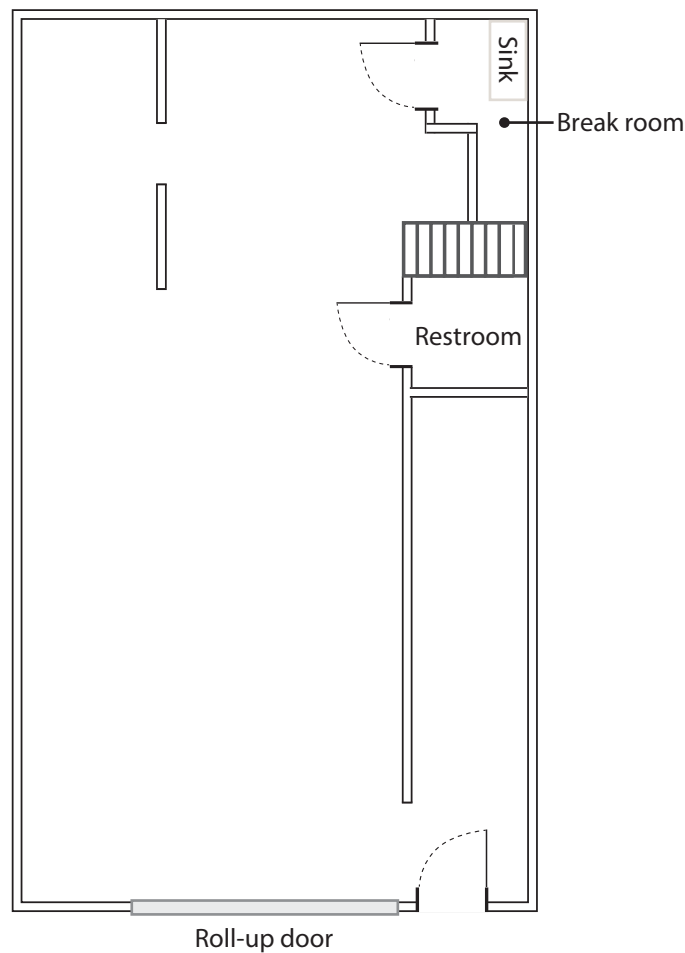
Experience. Integrity. Trust.
Since 1993

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996

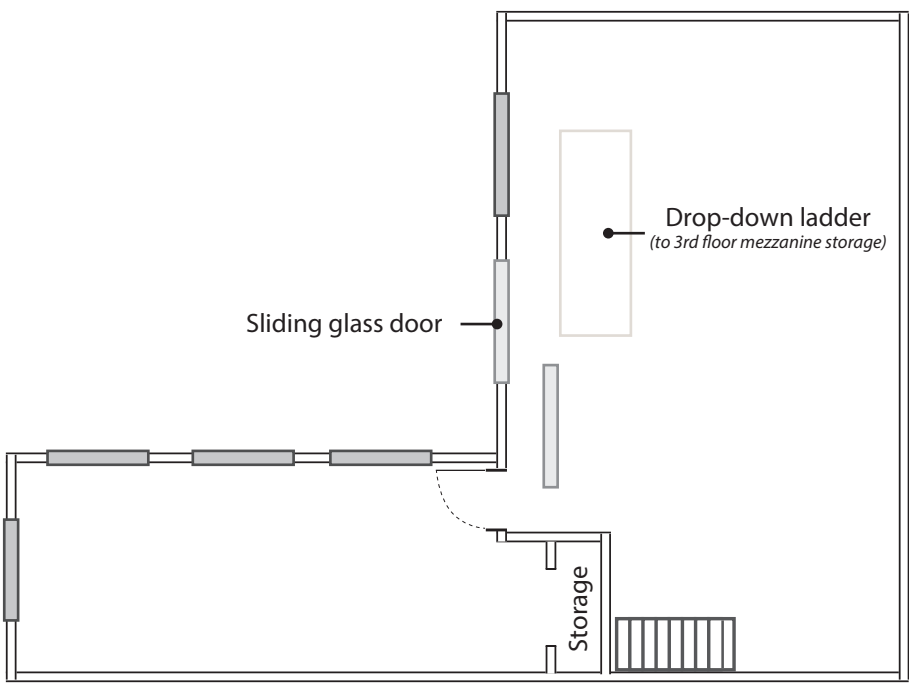


FLOOR PLAN

First floor — Industrial



Second floor — Office

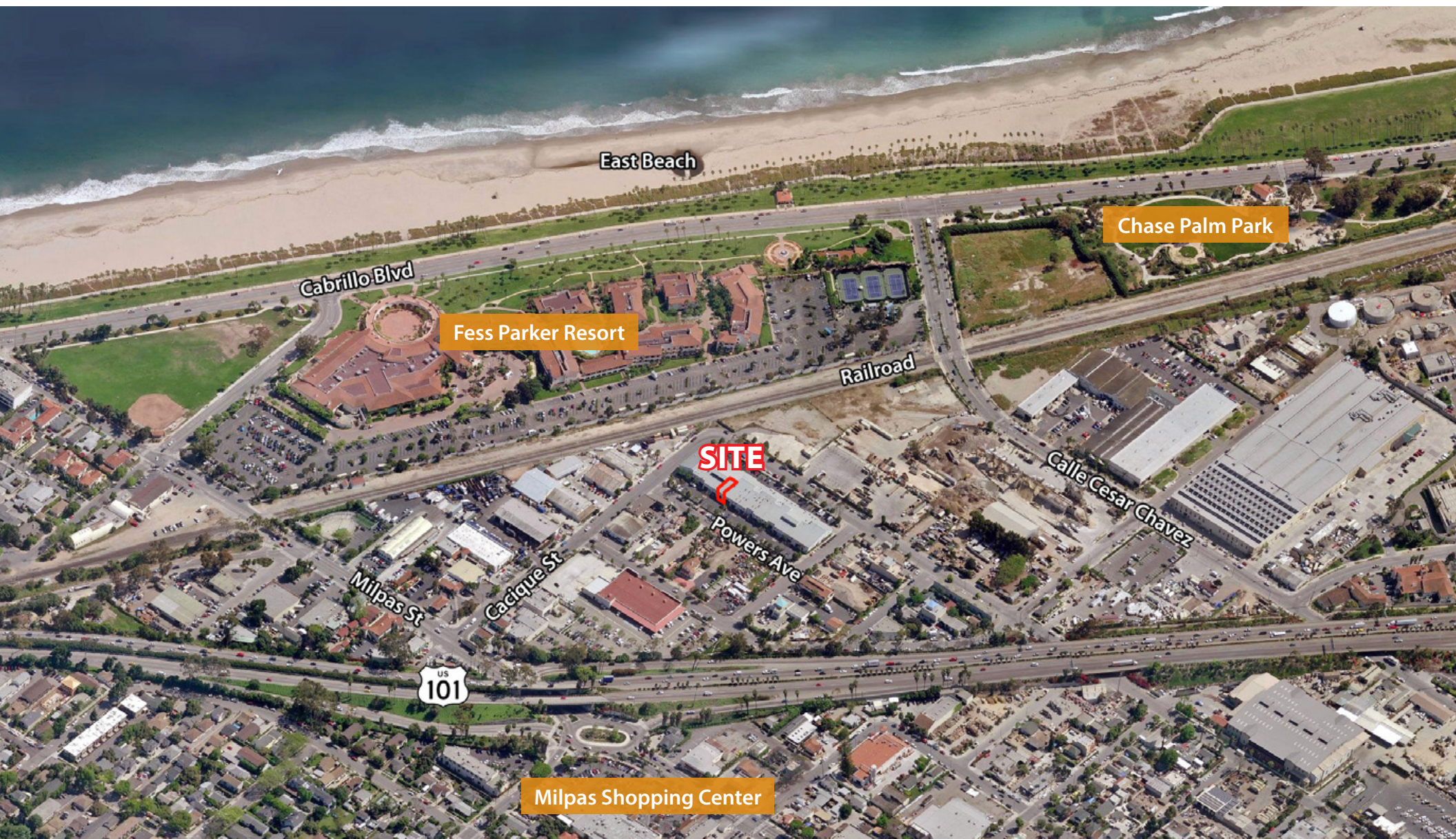


Experience. Integrity. Trust.
Since 1993

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996



AREA OVERVIEW



Experience. Integrity. Trust.
Since 1993

Christos Celmayster
805.898.4388
christos@hayescommercial.com
lic. 01342996

