

218-222 WEST CARMEN LANE
SANTA MARIA, CA 93458

**PRICE
IMPROVEMENT**



Office Buildings | +/-25,000 SF

\$4,850,000



Pacifica
COMMERCIAL REALTY

Mike Kelly, Lic #01800988

805.928.2800

Pat Palangi, Lic #01108680

PacificaCommercialRealty.com

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Professional office project in central Santa Maria location. Various suite floor plans and sizes available. Buildings are 100% leased so this investment opportunity wont last long!



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Two story buildings with elevator, ample parking (144 total spaces),
courtyard with fountain and lush landscaping.



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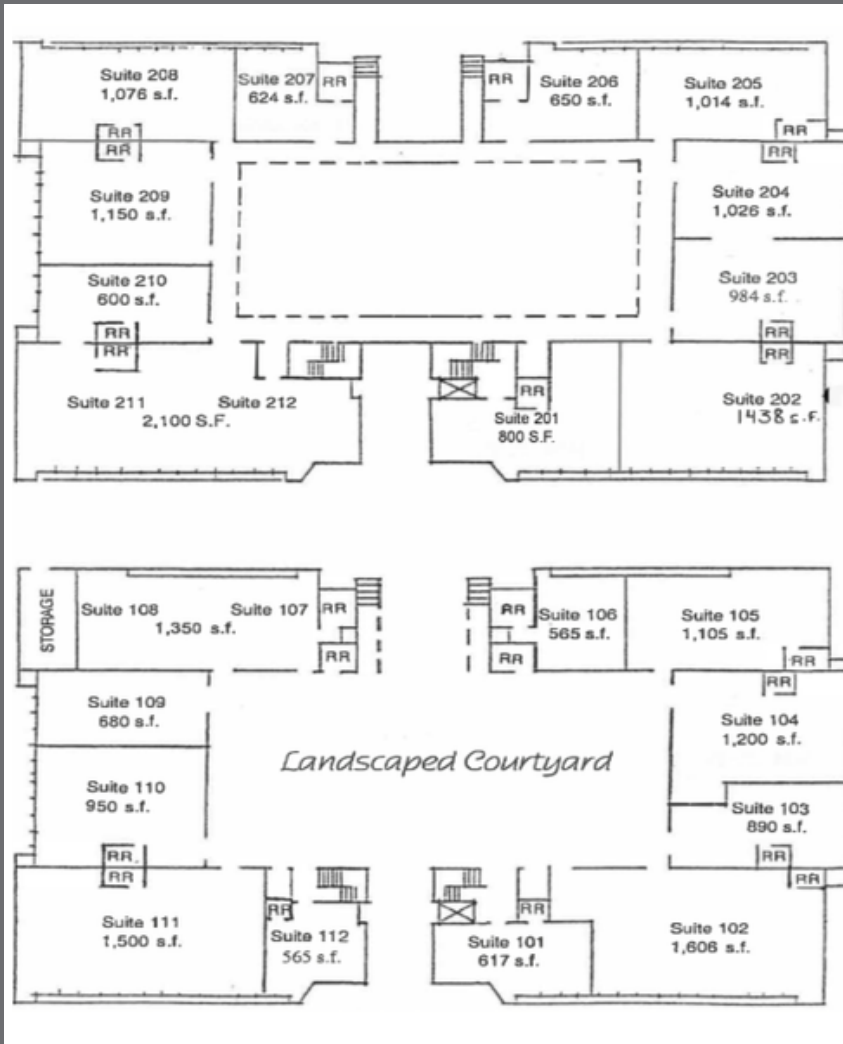
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CARMEN PROFESSIONAL CENTER

101 Star Drug Testing	201 S.B.C. BWell Prevention
102 Good Samaritan Shelter	202 Good Samaritan Shelter
103 Access Central Coast	203 Bomar Security
104 S.B. Co. Dept. of Behavioral Wellness	204 Bomar Security
105 S.B. Co. Dept. of Behavioral Wellness	205 People Creating Success
106 S.B. Co. Dept. of Behavioral Wellness	206 Santa Maria Hospice
107 Life Steps Foundation	207 Pathway Family Service, Inc.
108 Life Steps Foundation	208 Pathway Family Service, Inc.
109	209 Pathway Family Service, Inc.
110 Emmanuel's Tax & Bookkeeping	210 New Heights Ventures
111 Good Samaritan Shelter	211 Good Samaritan Shelter
112 Thor C. Gjerdrum, MD, QME	212

Sale Information:

- Asking Price: \$4,850,000
- NOI: \$325,000
- Cap Rate: 6.7%

Building Information:

- Building Size: +/-25,000 SF
- Suite Sizes: Range from 624-1,350 SF
- Year Built: 1982 (Remodeled in 2006)
- Zoning: PD/C-2
- Building Class: B
- Restrooms: Private & Common
- Elevator
- 100% HVAC
- APN: 117-483-006/117-483-005



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