

FOR SALE

4 UNIT OFFICE BUILDING
EXCELLENT DOWNTOWN SANTA BARBARA LOCATION

OWNER USER, INVESTOR, OR REPOSITIONING OPPORTUNITY

928 Garden St., Santa Barbara, CA 93101



**BERKSHIRE
HATHAWAY** | California
HomeServices Properties

COMMERCIAL DIVISION

MITCH STARK

COMMERCIAL SENIOR ASSOCIATE | 805.689.2429

Cal BRE | 01196532

| mitchell.s.stark@gmail.com

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EXCELLENT DOWNTOWN SANTA BARBARA LOCATION

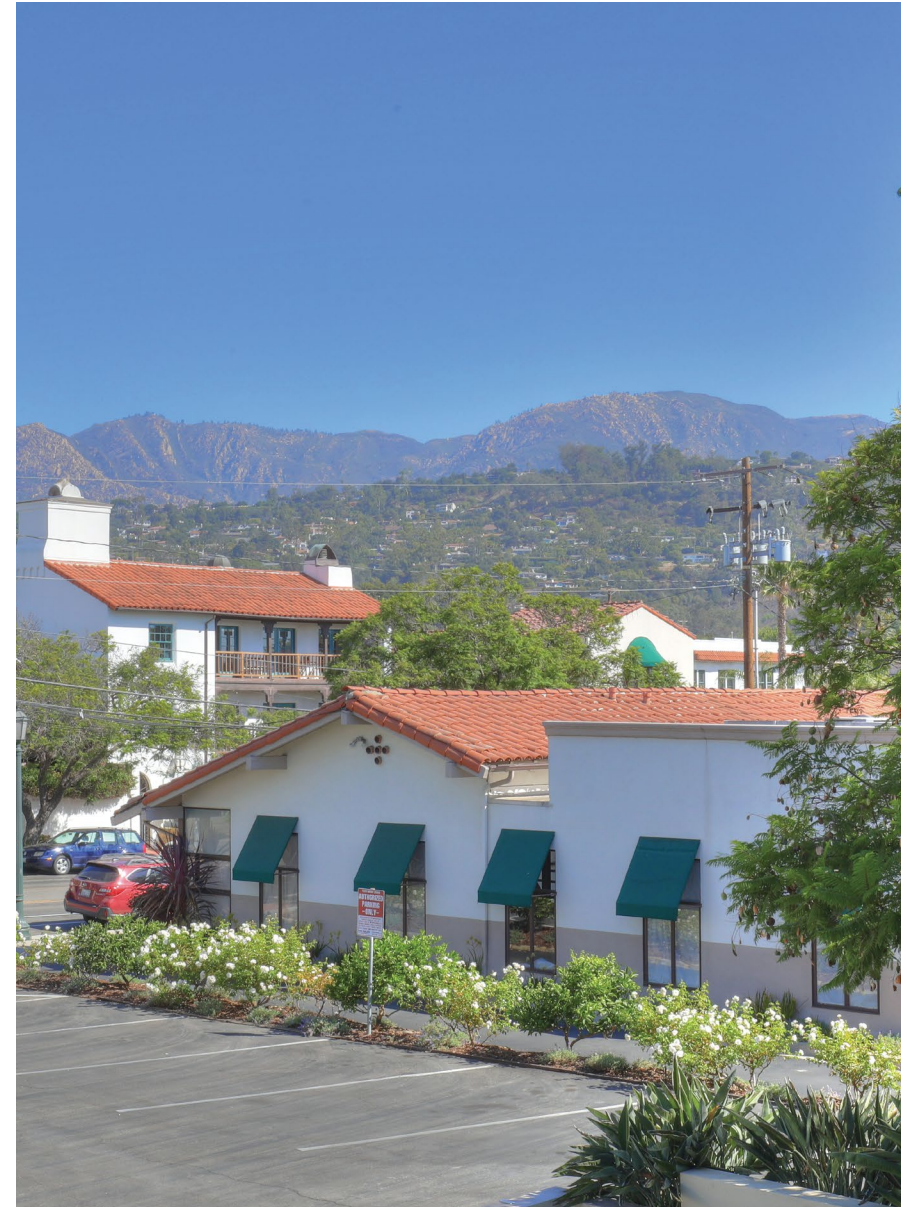
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Sale Price:	\$1,890,000
Total Building Size:	2,306 SF inclusive of private decks
Price Per SF:	\$819
Lot Size:	3,484 SF
APN:	029-301-042
Zoning:	C - G: Commercial General
Parking:	4 parking spaces
Restrooms:	Private restroom in each unit
HVAC:	Yes
Utilities:	Electricity and Water, Single Meter. No gas.
Year Built:	1962
Occupancy:	Suites 1 and 2 on 1st floor are vacant, Suites 3 and 4 on 2nd floor are month to month.

Description:

Michael Towbes first development! 4 unit multi-tenant commercial/office building in the perfect downtown Santa Barbara location. Downstairs space is in impeccable upgraded condition, upstairs units feature large private decks with extraordinary mountain and Riviera views! Great opportunity for owner/user, or investor to utilize as vacation rentals .



PHOTOS

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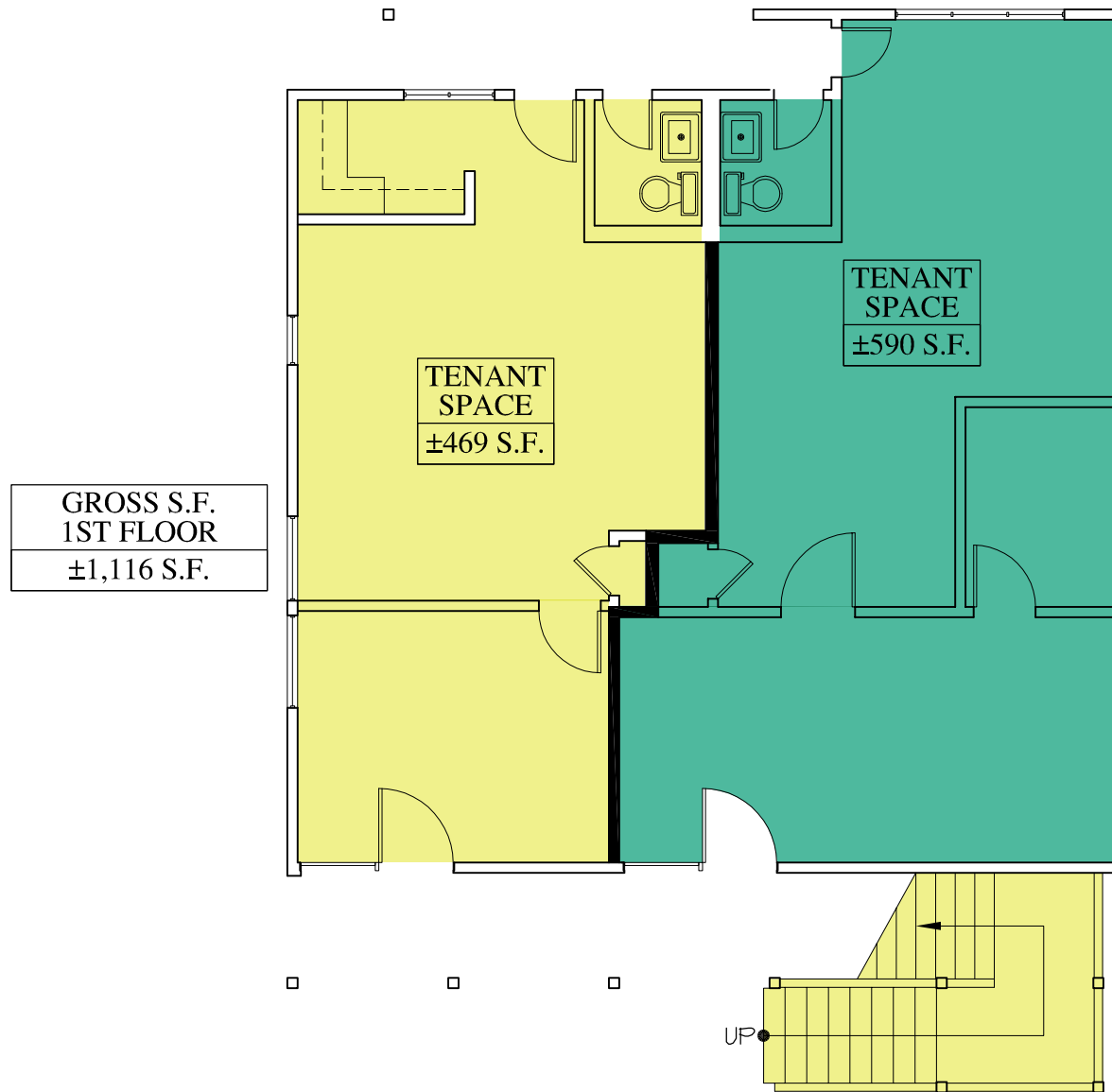
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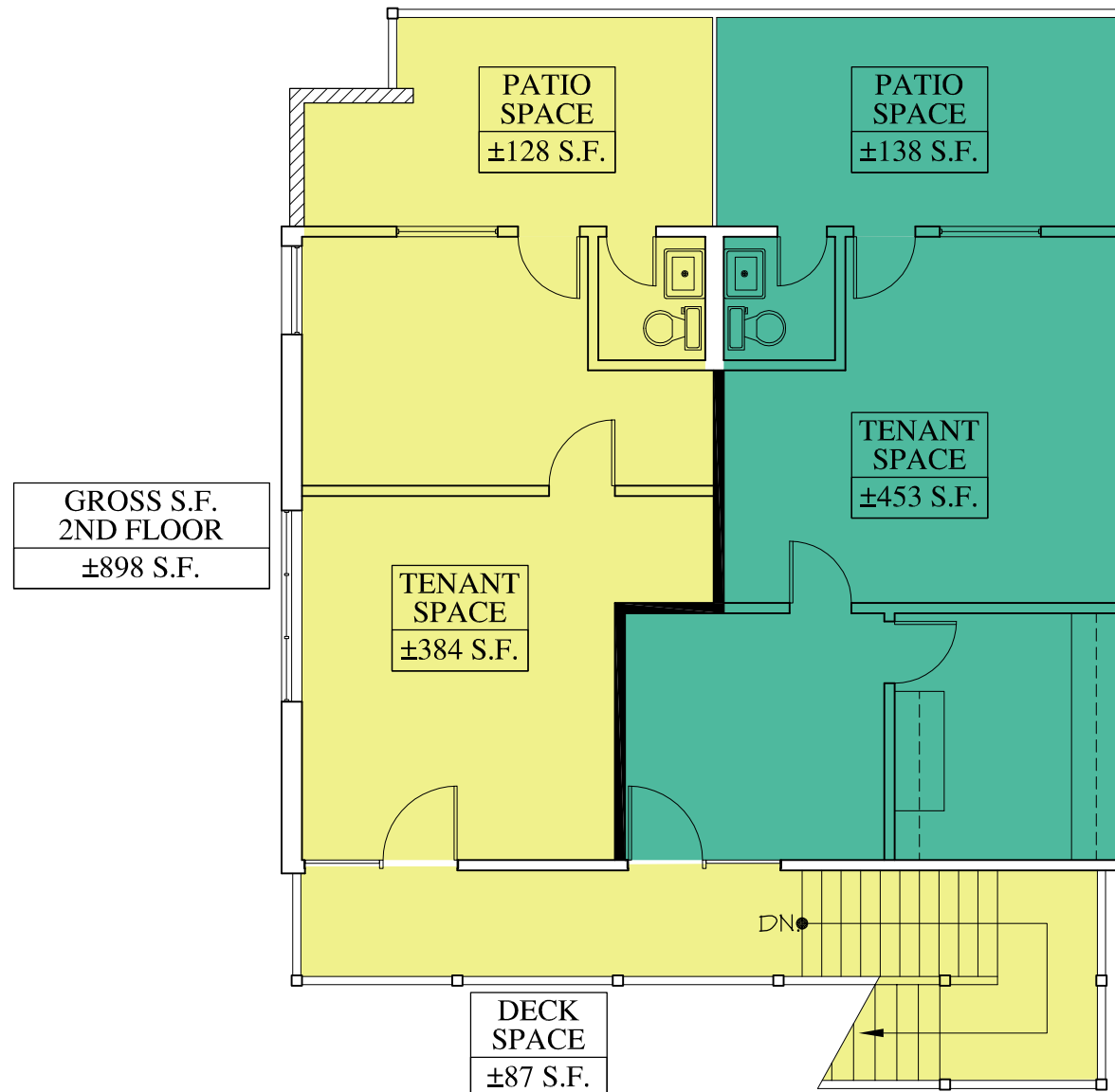
FLOOR PLAN - 1ST FLOOR

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FLOOR PLAN - 2ND FLOOR

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RENT ROLL

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Suite	Tenant Name	Square Footage	Monthly Base Rent	Current NNN Reimb	Monthly Rent/SF	Lease Start Date	Lease Exp. Date	Rent Increases	Security Deposit	Options
1	Vacant	469	\$0.00	\$0.00				N/A		
2	Vacant	590	\$0.00	\$0.00				N/A		
3	Madden Estate Management Inc.	384	\$1,100.00	\$0.00	\$0.00	8/8/2024	mo/mo			
4	Recognition System Inc.	453	\$1,250.00	\$0.00	\$0.00	8/5/2024	mo/mo			
	Common Area Deck & Stairs	144								
	Total	2,040								
	Exclusive Deck Unit 3	128								
	Exclusive Deck Unit 4	138								
	Total BOMA SF	2,306								
Totals			\$2,350.00	\$0.00						
Annual			\$28,200.00	\$0.00						