

504 E Church St, Santa Maria CA



\$848,000
Dental Office, Partially Leased,
Ready For Growth



**PETTIT
GROUP**

Presented by: Adam Pettit / Broker Associate DRE: 02114093/ Pettitgroup.homes / pettitadam@gmail.com / 805-637-1343

Offering Memo

Offering Memo

504 E Church St, Santa Maria CA

Executive Summary

This offering consists of a fully operating two Suite Dental Office building. As currently configured, Unit A has 4 operatory rooms and unit B has 3, however, with many extra office rooms and the potential to demise the lobby wall, there is potential for up to 9 patient operatory rooms for a single larger practice. Seven off street parking spaces and a corner location provide ample parking. Centrally located and close to schools churches and businesses, this is a great opportunity for a growing dental / medical / office owner-operator. Potential Owner-Financing available.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

504 E Church St, Santa Maria CA

Offering Memo



Layout

Unit A on the left consists of 4 operatory rooms and several work rooms/labs/offices. Unit B on the right has 3 operatory rooms and is ready for your choice of paint, flooring and design choices to open up a new practice with the potential to demise the lobby wall and grow into a large 9 patient room dental practice.

Offering Memo

504 E Church St, Santa Maria CA

504 E Church is located in the heart of Santa Maria. It is close to Saint Mary's School, the Santa Maria Town Center Mall and everything downtown Santa Maria Has to offer.



Offering Memo

504 E Church St, Santa Maria CA



Offering Memo



For more information contact

Adam Pettit

Commercial / Residential / Development

Direct: 805-637-1343

pettitadam@gmail.com

MB COMMERCIAL

A DIVISION OF MODERN BROKER / REAL BROKER