



Professional Office Building

+/- 9,014 sf

FOR SALE | 1862 South Broadway, Santa Maria | CA

Sale Price:

\$1,795,000

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Specifications

Total Acreage	19,300+/- SF
Building Area	9,014 SF Gross 7,520 SF Net
Load Factor	19.87%
Building Remodeled	1993
Building Updated	2017-2018
Parking	30 Spaces
APN	128-084-003
Zoning	PD-C2, General Commercial
Access	South Broadway

1862 South Broadway, Santa Maria | CA

Two-level multi tenant professional office building in the heart of the South Broadway commercial corridor conveniently located near restaurants, banks, the post office and other services. The building was completely remodeled in 1993 under the direction of RRM, San Luis Obispo's renowned architecture and design firm. Further refurbishing occurring in 2017 and 2018. The property is designed to suit an owner/user who can operate their business from the ground level while benefiting from smaller income producing units on the second level, or an investor looking for an asset in a prime location. SBA or conventional financing are excellent leverage instruments at today's low interest rates.

FEATURES

- Rare professional office building for sale
- Quality building design and tenant improvements
- Ample parking spaces with durable concrete surface
- Second floor designed with light weight concrete for sound insulation
- Entrance lobby with common conference room that could provide a meeting space for all building tenants
- Two restrooms on each level
- Potential to install high profile building signage
- Exterior security cameras serve the building

\$199.00

PSF



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Financial Pro Forma

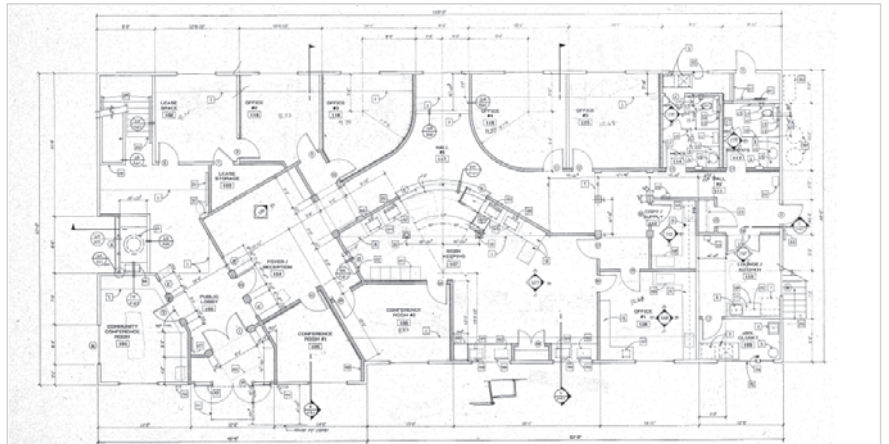
x 9,014 sf
x \$1.20 NNN (\$0.25)

= \$10,348 per month
x 12 months

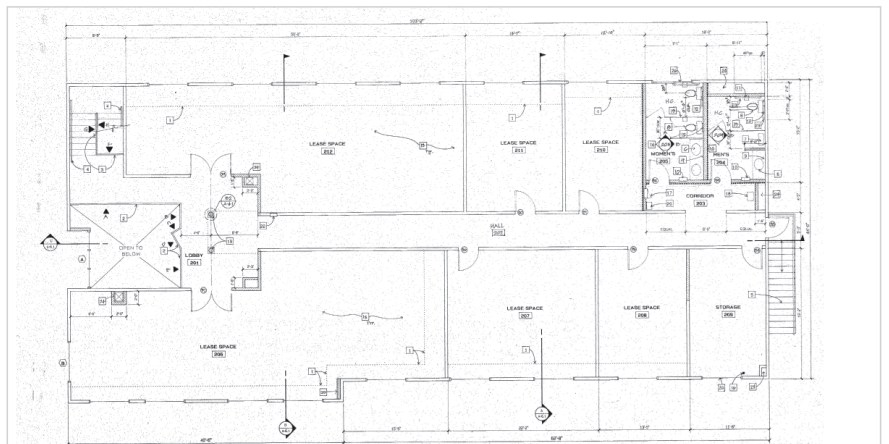
= \$124,176 income per year

\$124,176 / \$1,795,000

= 6.9 CAP Rate



FLOOR PLAN | 1ST FLOOR



FLOOR PLAN | 2ND FLOOR

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Contact us:

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CLOCKWISE FROM TOP:
Reception // Lobby // Entrance // Conference Room

Contact us:

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