

**Medical Office  
+/- 1,824 sq. ft.  
1415 East Main St.  
Santa Maria, Ca**



**For  
Sale**

**Price  
Reduction**

**Contact:  
Steve McCarty  
DRE# 00977930**

**Steve Davis  
DRE# 01843738**



**For Sale**

- ◆ 1,824 sq ft stand-alone medical office building
- ◆ East Main Street Across Main Street from Marian Hospital
- ◆ Four exam rooms, consultation room, records room and private physicians office
- ◆ Eight parking spaces
- ◆ \$699,000

Stafford-McCarty  
Commercial Real Estate  
641 Higuera St., Suite 201  
San Luis Obispo, CA 93401  
805-543-1801  
[www.staffordmccarty.com](http://www.staffordmccarty.com)

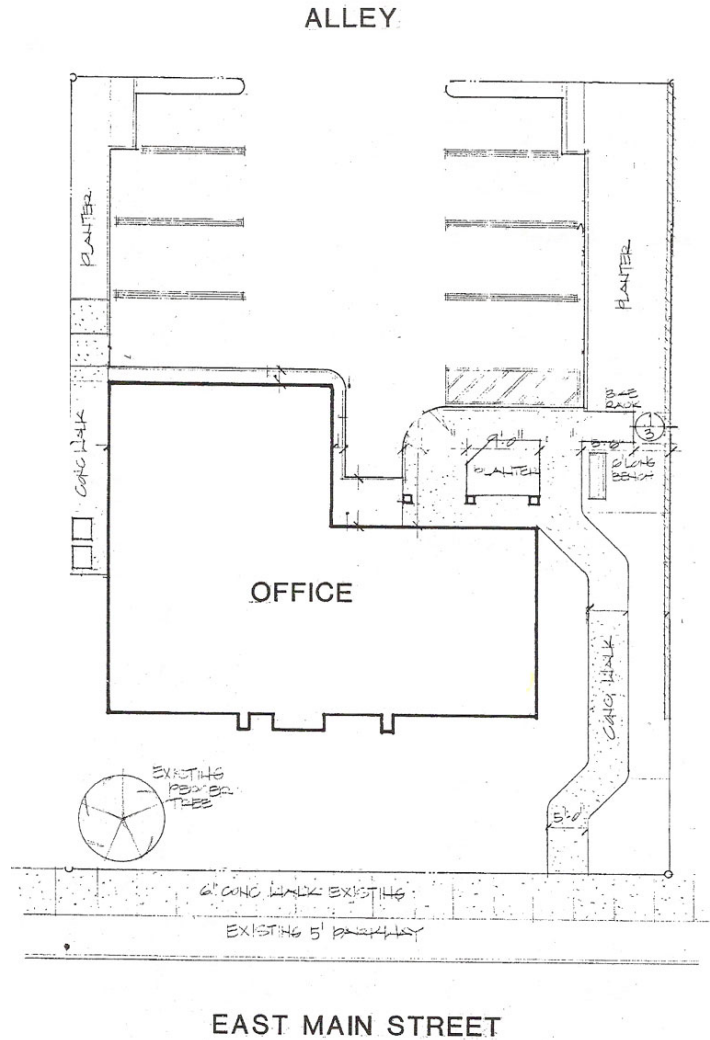


## Summary

Well located, free standing medical office building.  
Close to Marian Hospital.

| Parcel Characteristics |  |
|------------------------|--|
| APN:                   | 128-054-017                              |
| Legal Description:     | Per title report                         |
| Land Use Zone:         | CPO – Commercial and Professional Office |
| Gross Square Feet      | +/- 1,824                                |
| Parking:               | On site, in rear of building             |
| Utilities:             | City water and sewer                     |

*"A rare opportunity to purchase a medical office building close to Marian Medical Center"*



### Stafford-McCarty Commercial Real Estate

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 \* 805-543-1801 (voice) \* 805-543-1857 (fax)  
www.staffordmccarty.com

*Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

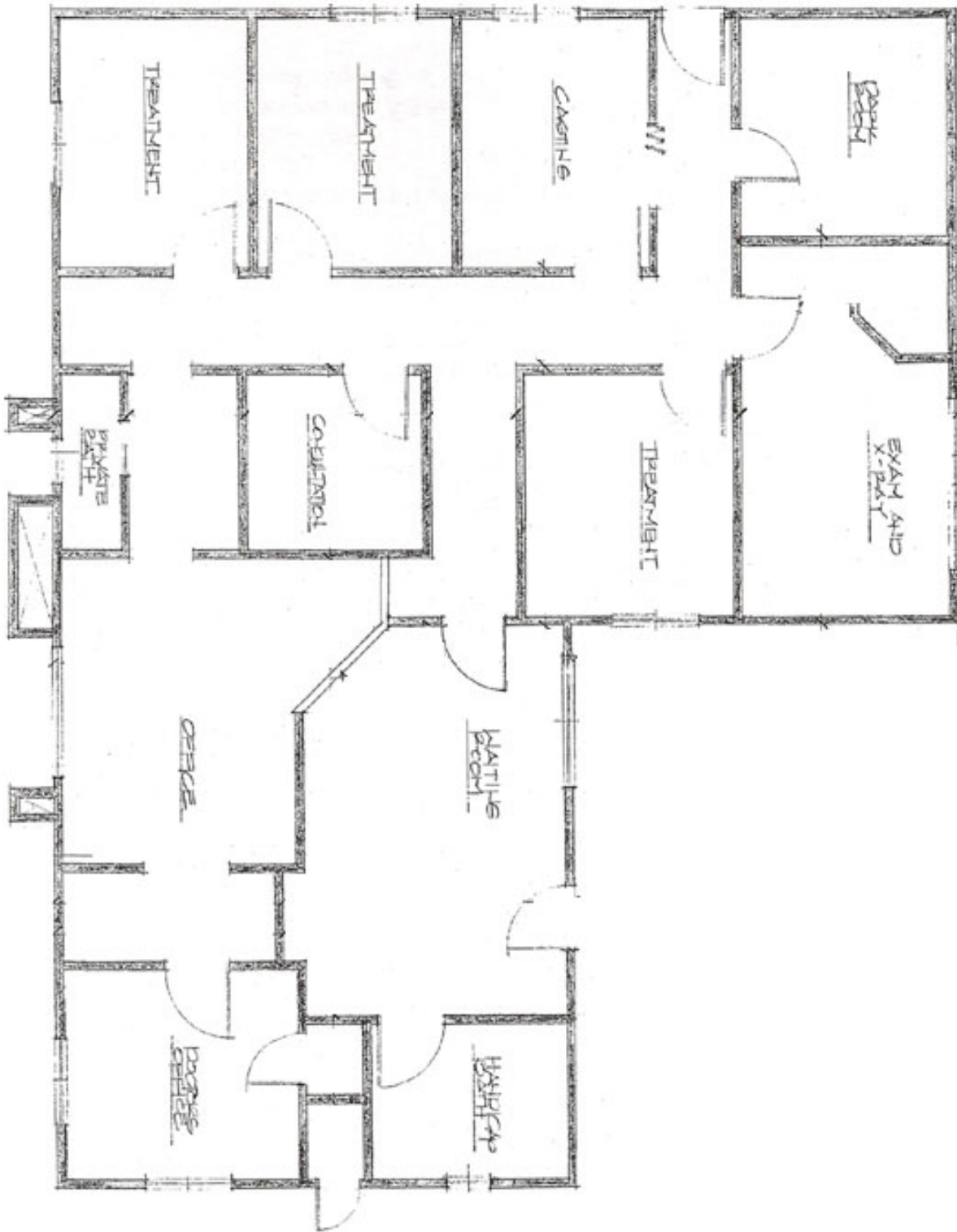
1415 East Main Street, Santa Maria, CA



**Stafford-McCarty Commercial Real Estate**

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 \* 805-543-1801 (voice) \* 805-543-1857 (fax)  
www.staffordmccarty.com

*Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*



**Stafford-McCarty Commercial Real Estate**

641 Higuera Street, Suite 201, San Luis Obispo, CA 93401 \* 805-543-1801 (voice) \* 805-543-1857 (fax)  
www.staffordmccarty.com

*Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*