

**+/- 1,282 sq. ft.**  
**504 East Chapel St. – Santa Maria, Ca**

**For  
Sale**

**Price  
Reduction**

**Contact:**

**Steve McCarty**  
DRE# 00977930

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DRE# 01843738



## For Sale

- ◆ Free standing office with onsite parking
- ◆ 1,282 sq. ft. building on a 5,864 sq. ft. parcel
- ◆ Ideally close to Government offices and Mall, with easy freeway access, established professional neighborhood
- ◆ Lender owned. Potential financing available.
- ◆ \$269,000 (\$209 per square foot)

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)

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.



## Summary

Well located, free standing office building.  
Established professional Chapel Street. On site parking.

Parcel Characteristics	
APN:	121-234-005
Legal Description:	Per title report
Land Use Zone:	CPO Commercial Professional Office
Gross Square Feet	+/- 1,282
Improvements	8 offices, 6 enclosed
Utilities:	City water and sewer
Parking:	On site, in rear of building, 6 spaces including hcp

*“A rare opportunity to purchase a small, recently remodeled, freestanding office building in an established professional neighborhood.”*



### Stafford-McCarty Commercial Real Estate

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

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DRE 01240829

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