

Lot 3, Roemer Way Santa Maria, CA

**PRICE
REDUCTION**
Now \$15/sq. ft.

**FOR
SALE**

Contact:
Steve McCarty
Steve Davis



Property Features:

- ◆ Entire 1.19 Acre Parcel For Sale
- ◆ PD-C2 Zoning: Allowing Medical, Office and Retail
- ◆ Rare Opportunity to Own Small Parcel
- ◆ North Santa Maria Location
- ◆ Easy Access to US 101
- ◆ Adjacent to Shopping Center
- ◆ \$15 per square foot

Stafford-McCarty
Commercial Real Estate
641 Higuera St., Suite 300
San Luis Obispo, CA 93401
805-543-1801
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.



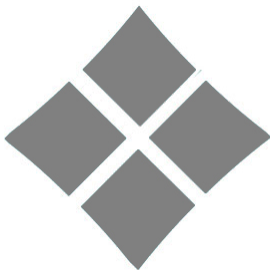
Summary

This parcel is just over an acre and zoned PD-C2, which allows for multiple uses. With easy access to Highway 101, this property provides a great opportunity for either an owner-user or investor to build a well-suited project.

Parcel Characteristics

APN:	128-003-030
Legal Description:	Per title report
Land Use Zone	PD-C2
Parcel Gross Square Footage	Approximately +/-51,836 sq. ft.
Special Features:	Adjacent to shopping center and near new hotel

"This property is well located with easy access to US 101"



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