

**+/- 1,982 sq. ft. of Professional Office**  
**534 East Chapel St.**  
**Santa Maria, CA**



**For  
Sale**

**Contact:**  
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**For Sale**

- ◆ 1,982 sq. ft. stand-alone professional office building
- ◆ East Chapel Street-close to banks and downtown
- ◆ Nicely finished former law offices
- ◆ Outdoor shaded patio area
- ◆ On-site parking spaces and secured rear parking area
- ◆ \$449,500 (\$227 per sq. ft.)

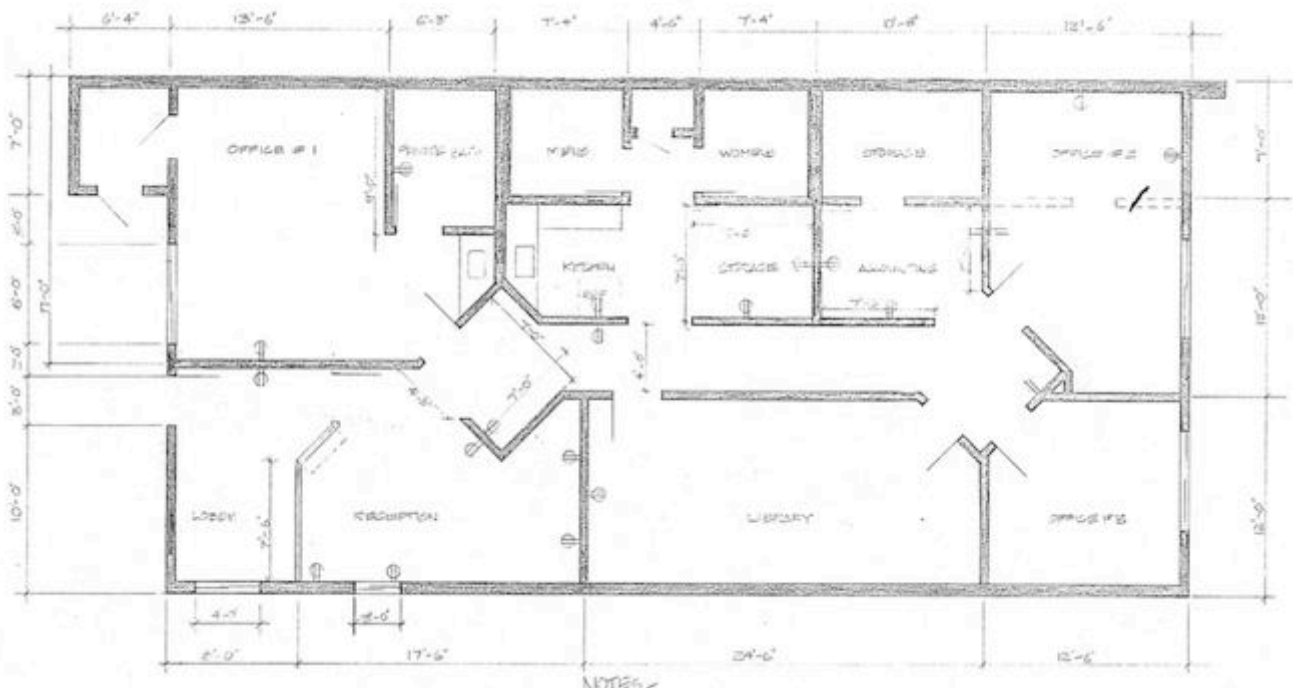
Stafford-McCarty  
Commercial Real Estate  
641 Higuera St., Suite 201  
San Luis Obispo, CA 93401  
805-543-1801  
[www.staffordmccarty.com](http://www.staffordmccarty.com)



## Summary

Well located, free standing professional office building. Close to major banks and downtown amenities. Executive office with private bathroom. Well maintained and will be delivered with a new roof. Excellent opportunity for an owner/user or investor as it is priced below reproduction costs.

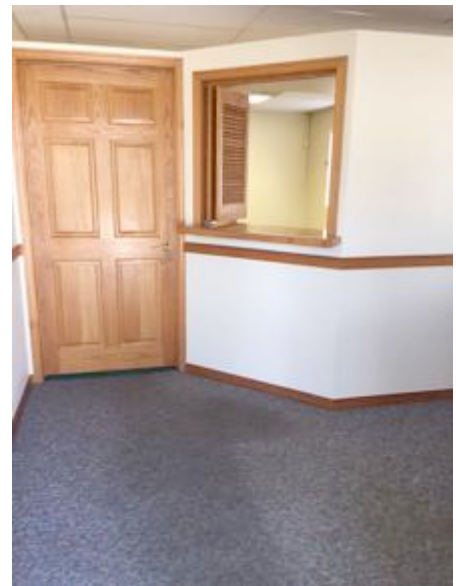
Parcel Characteristics	
APN:	121-234-062
Legal Description:	Per title report
Land Use Zone:	CPO – Commercial and Professional Office
Gross Square Feet	+/- 1,982 on a +/- 11,325 sq. ft. parcel
Parking:	11 spaces
Utilities:	City water and sewer



### Stafford McCarty Commercial Real Estate

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[www.staffordmccarty.com](http://www.staffordmccarty.com) CalBRE #1240829

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*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.*