

Turn Key Realty & Mortgage

Mike,

Here is a brief description of the Commercial Building & the 2 Unit House.

Turnkey established Santa Maria Sheet Metal Operation (Midland Sheet Metal) is currently being offered for sale and may be an excellent opportunity for an HVAC, Roofing, Fabrication, Construction-Related Company or bring your imagination looking to expand operations on the Central Coast.

Property includes:

- Operating sheet metal business location at [125 E. Fesler St., Santa Maria](#)
- Commercial shop/warehouse space with offices
- Equipment, tools, and inventory included
- Beautifully Renovated Home with a different APN Number included in the sale
- Main residence: 2 bed / 1 bath
- Additional unit: 2 bed / 2 bath
- Centrally located with existing business infrastructure in place

This could be an ideal acquisition for an owner-operator, expanding contractor, or company seeking additional fabrication capacity, storage, or employee housing. Can potentially collect up to \$11,000 rent from the Commercial Building & 2 Unit Property.

Asking price: \$2,999,000

If you have any interest in learning more, please reply to this email for additional details.

Thank you,

John Balcorta (805) 305-0440
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