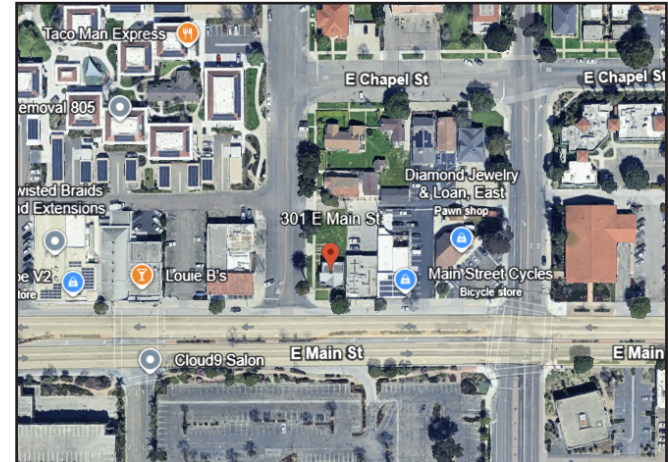


# FOR SALE OFFICE BUILDING



## 301 E. Main St. | Santa Maria, CA

Perfect owner-user or investment opportunity in a well-located professional office building. The property's visibility, corner lot positioning, and proximity to downtown make it a standout option for businesses seeking a quality Santa Maria location.



### Sale Details:

- Sale Price: \$600,000.00

### Property Details:

- Building Size: ±1,228 SF
- Lot Size: ±7,405 SF
- Zoning: Specific Plan - Gateway District
- High visibility location with strong traffic counts along Main Street (Highway 166)
- Prominent corner exposure near the downtown business district
- Former attorney's office- ideal for professional services, medical or small business use

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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.

PO Box 250 | Santa Maria, CA 93456 | PacificaCommercialRealty.com

# FOR SALE 301 E. MAIN ST. | SANTA MARIA, CA



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