

218-222 WEST CARMEN LANE  
SANTA MARIA, CA 93458



Office Buildings | +/-25,000 SF

**\$4,950,000**



Mike Kelly, Lic #01800988

805.928.2800

Pat Palangi, Lic #01108680

[PacificaCommercialRealty.com](http://PacificaCommercialRealty.com)

Information contained herein has been obtained by the owner or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Professional office project in central Santa Maria location. Various suite floor plans and sizes available. Buildings are 100% leased so this investment opportunity wont last long!



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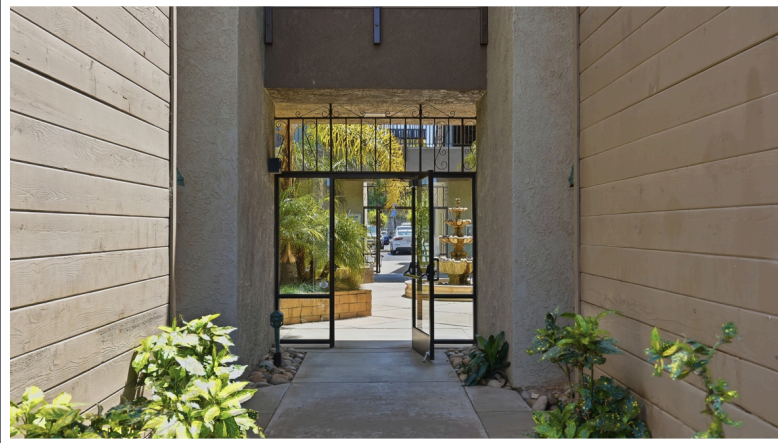
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Two story buildings with elevator, ample parking (144 total spaces),  
courtyard with fountain and lush landscaping.



**Pacifica**  
COMMERCIAL REALTY

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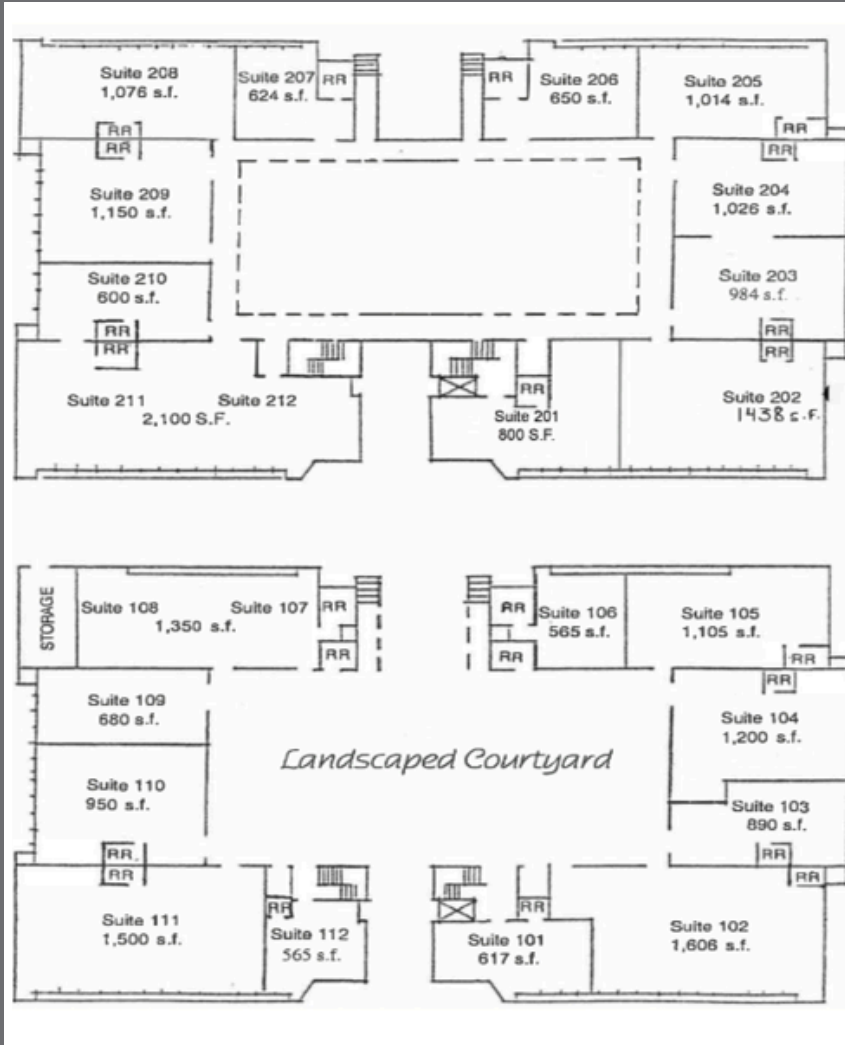
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## CARMEN PROFESSIONAL CENTER

<ul style="list-style-type: none"> <li>101 Star Drug Testing</li> <li>102 Good Samaritan Shelter</li> <li>103 Access Central Coast</li> <li>104 S.B. Co. Dept. of Behavioral Wellness</li> <li>105 S.B. Co. Dept. of Behavioral Wellness</li> <li>106 S.B. Co. Dept. of Behavioral Wellness</li> <li>107 Life Steps Foundation</li> <li>108 Life Steps Foundation</li> <li>109</li> <li>110 Emmanuel's Tax &amp; Bookkeeping</li> <li>111 Good Samaritan Shelter</li> <li>112 Thor C. Gjerdrum, MD, QME</li> </ul>	<ul style="list-style-type: none"> <li>201 S.B.C. BWell Prevention</li> <li>202 Good Samaritan Shelter</li> <li>203 Bomar Security</li> <li>204 Bomar Security</li> <li>205 People Creating Success</li> <li>206 Santa Maria Hospice</li> <li>207 Pathway Family Service, Inc.</li> <li>208 Pathway Family Service, Inc.</li> <li>209 Pathway Family Service, Inc.</li> <li>210 New Heights Ventures</li> <li>211 Good Samaritan Shelter</li> <li>212</li> </ul>
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### Sale Information:

- Asking Price: \$4,950,000
- NOI: \$325,000
- Cap Rate: 6.57%

### Building Information:

- Building Size: +/-25,000 SF
- Suite Sizes: Range from 624-1,350 SF
- Year Built: 1982 (Remodeled in 2006)
- Zoning: PD/C-2
- Building Class: B
- Restrooms: Private & Common
- Elevator
- 100% HVAC
- APN: 117-483-006/117-483-005



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