

FOR SALE

2323 De La Vina #207, Santa Barbara
Medical Office Condominium: 1,049 SF

PRICE REDUCTION
NOW \$395,000



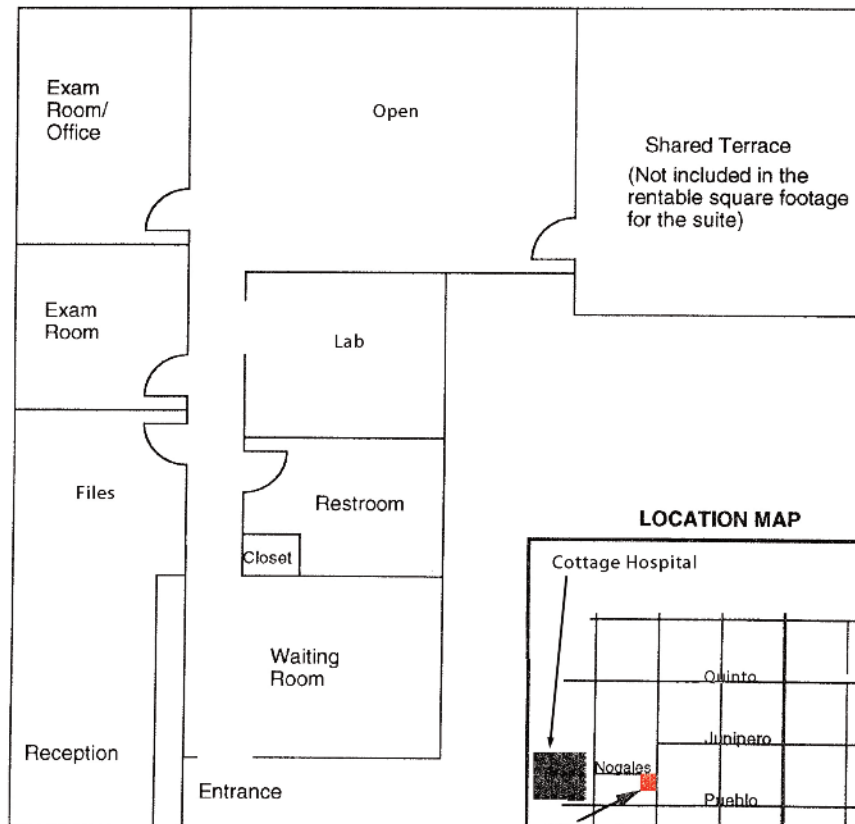
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**Not drawn to scale

LOCATION MAP



Square Feet: 1,049 SF

Reduced Price: \$395,000

Price/SF: \$376

Association Dues: \$811.41/month

APN: 025-520-008

Complex: 16 units totaling 21,724 SF

Zoning: C-O

Parking: 3 spaces (covered) & common patient parking

CSO: 3%

To Show: CLA (key)

Comments: Medical condominium in the nicest medical project in the highly desirable Cottage Hospital neighborhood. A high level of design and functional space layout make it well-suited for most medical offices. Busy outpatient surgery center also in the project. Other units are owned by high-caliber local physicians and dentists. Includes 3 underground parking spaces and a common patient parking lot. Ideal for owner/user needing 1,049 SF or investor for an easily leased location.