

FOR SALE

232 E Anapamu Street, Santa Barbara
Mixed Use: 1,340 SF Office & Duplex



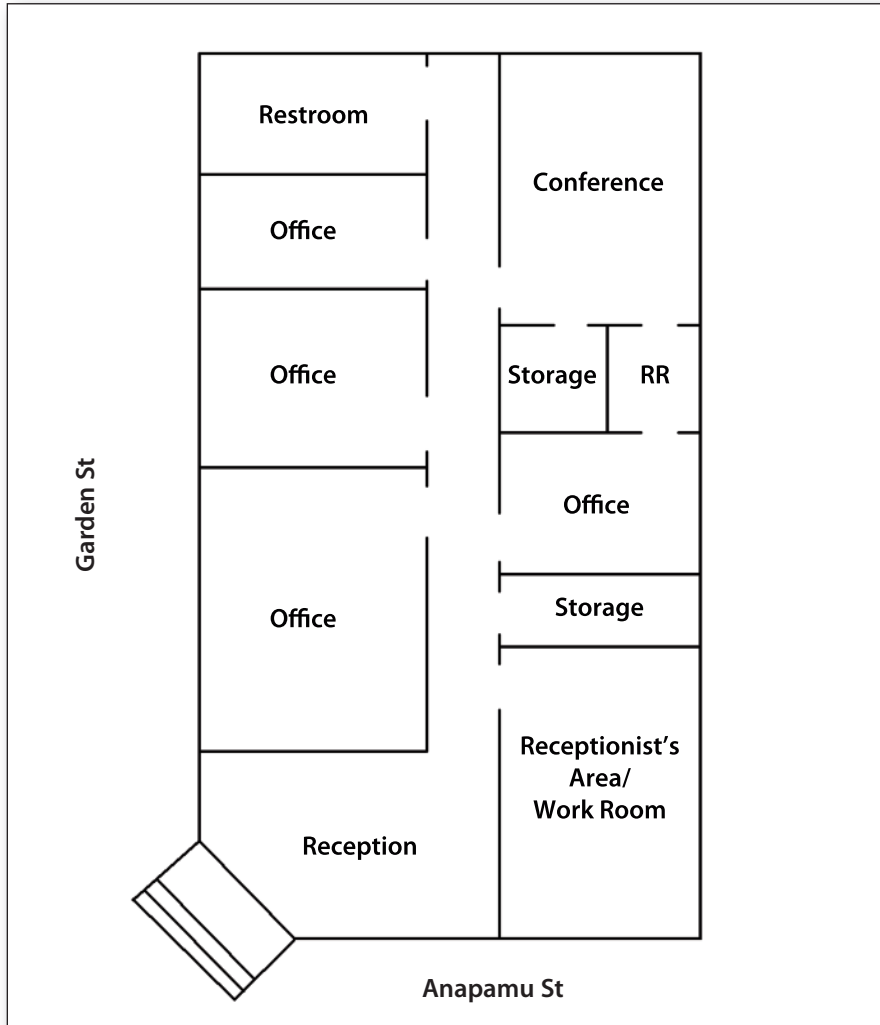
 **Hayes**
COMMERCIAL GROUP

James Celmayer
805-898-4364
james@hayescommercial.com
lic. 00688515

Christos Celmayer
805-898-4388
christos@hayescommercial.com
lic. 01342996

FOR SALE

232 E Anapamu Street, Santa Barbara
Mixed Use: 1,340 SF Office & Duplex



Price: \$1,195,000

Price/SF: \$502

Building Size: 1,340 SF Office
1,040 SF Duplex (520 SF each)
2,380 SF Total

Basement Size: 1,200± SF, fully improved

Duplex Unit Mix: 2 studios

Duplex Rents: \$1,050 and \$1,075

APN: 029-162-009

Land Size: 3,485 SF

Zoning: RO (Restricted Office)

CSO: 2.5%

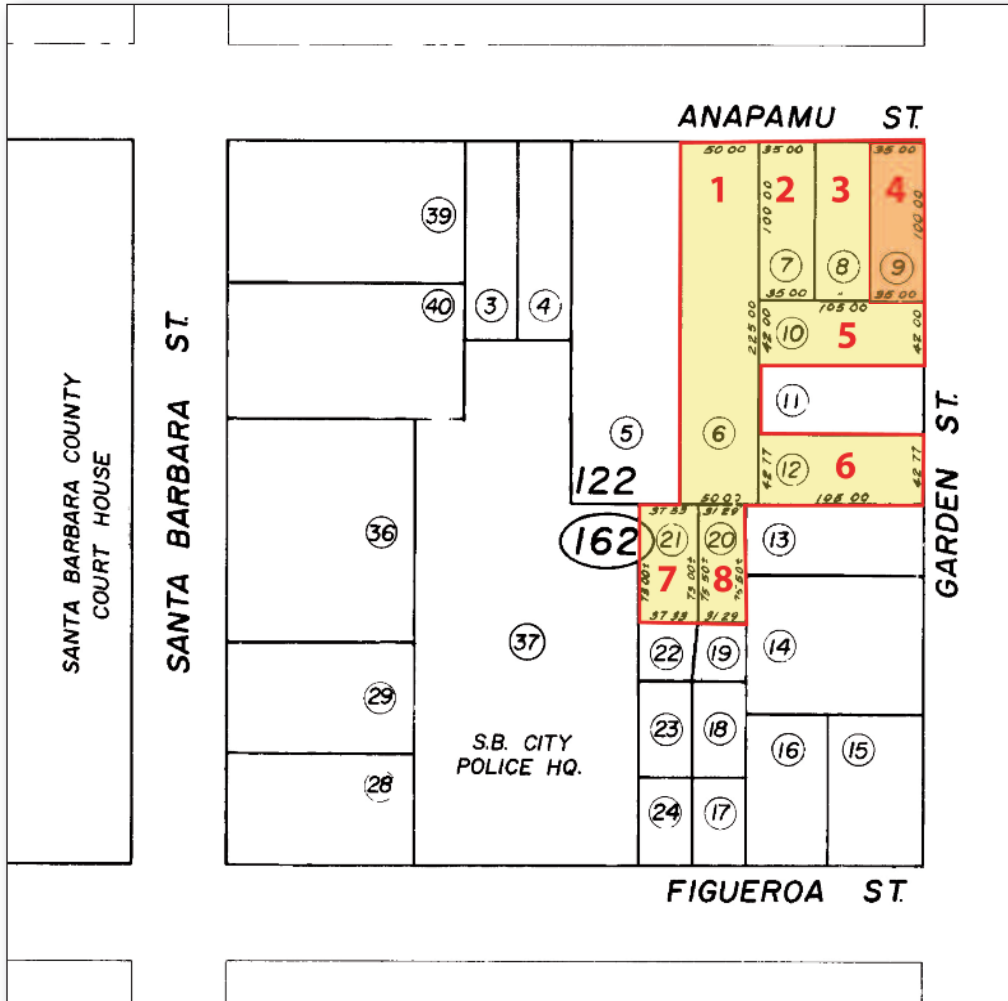
To Show: Call listing agent

Comments: Mixed-use building located at the corner of Anapamu and Garden Streets in the heart of downtown just one block from the Santa Barbara Courthouse. The property consists of a 1,340 SF office and two studio rentals, plus 1,200± SF of fully improved basement and about 1,000± SF of usable attic space. Both the attic and the basement are perfect for storage. The property provides for one on-site parking space.

The 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.

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1.	226 E Anapamu Street	Land	\$1,495,000
2.	228 E Anapamu Street	SFR	\$795,000
3.	230 E Anapamu Street	SFR	\$795,000
4.	232 E Anapamu Street	Mixed-Use	\$1,195,000
5.	1121 Garden Street	SFR	\$795,000
6.	1117 Garden Street	Triplex	\$995,000
7.	223 E Figueroa Street #G	SFR	\$495,000
8.	223 E Figueroa Street #H	SFR	\$495,000

The property is one of eight contiguous properties for sale. The total eight-property portfolio consists of 35,878 SF of R-O and R-3 zoned land with a total of six separate homes, a mixed-use property consisting of office and a duplex, and a triplex.

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Anapamu and Garden, Santa Barbara Eight Individual Properties



226 E Anapamu Street: Land
1,496 SF building/11,250 SF land
\$1,495,000



228 E Anapamu Street: SFR
3,100± SF building/3,485 SF land
\$795,000



230 E Anapamu Street: SFR
2,544 SF building/11,250 SF land
\$795,000



232 E Anapamu Street: Mixed-Use
3,640 SF building/3,485 SF land
\$1,195,000



1121 Garden Street: SFR
2,300 SF building/4,410 SF land
\$795,000



1117 Garden Street: Triplex
2,544 SF building/4,491 SF land
\$995,000



223 E Figueroa Street, #G: SFR
484 SF building/3,049 SF land
\$495,000



223 E Figueroa Street, #H: SFR
534 SF building/2,179 SF land
\$495,000